

This Indenture, WITNESSETH, That the Grantor Willie L. McDonald & Judy F. McDonald

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of TWELVE THOUSAND SIX HUNDRED FIVE DOLLARS & 04/100 Dollars

in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA of the City of Chicago County of Cook and State of Illinois

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the City of Chicago County of Cook State of Illinois, to-wit: Lot 17 (except north 5 feet) and the north 10 feet of lot 16 in block 189 in the resubdivision of blocks 189, 190, 191, 194, 195 and 196 of a certain subdivision made by Calumet and Chicago Canal and Dock Company of fractional south 1/2 of fractional section 7 north of the Indian boundary line and west of the Rock Island and Chicago Branch Railroad in township 37 north, range 15, east of the third principal meridian also the east fractional 1/2 of the fractional southeast 1/4 of fractional section 12 north of the Indian Boundary line, the east 662.10 feet of fractional section 13, north of the Indian Boundary line, the north fractional 1/2 and the north fractional 1/2 of the south 1/2 of the southeast 1/4 of fractional southeast 1/4 of fractional section 12 south of the Indian Boundary line, all in township 37 north, range 14, east of the third principal meridian, in Cook County, IL

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. In TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor's Willie L. McDonald & Judy F. McDonald

justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 150.06

Paul Constructor Assigned to Lake View Park

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable

IN THE EVENT of failure to so insure, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor agree to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof - including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosure decree - shall be paid by the grantor and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor. All such expenses and disbursements shall be an additional lien upon said premises, shall be assessed costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not be annulled, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor for said grantor and for his heirs, executors, administrators and assigns of said grantor waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor or to any party claiming under said grantor appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

In THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then

Thomas F. Bussey of said County is hereby appointed to be first successor in this trust, and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 20th day of NOV 1986

Willie L. McDonald (SEAL)  
Judy F. McDonald (SEAL)

60050-18-1

UNOFFICIAL COPY

Box No. 146

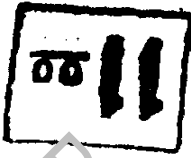
# Trust Deed

Willie & Judy McDonald  
10411 S. Berkeley  
Chicago, Ill. 60627

TO  
GERALD B. SIKORA, Trustee  
Johannes B. Siro  
3391 N. Lakeview  
Chicago, Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:

Paul Lindquist  
3530 N. York Ave  
Chicago, Ill. 60659  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, ILL. 60657  
312/525-2180



Property of Cook County Clerk's Office

186034  
53530-48

DEPT-01 RECORDING \$11.00  
T#4499 TRAN 0366 01/20/87 11:42:00  
#0461 # D \* 07-035955  
COOK COUNTY RECORDER

87035955

I, Mildred Paul, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Willie L. McDonald & Judy F. McDonald personally known to me to be the same person, whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and Notarial Seal, this 20th day of Nov. A. D. 1986.

Mildred Paul  
Notary Public

State of Illinois }  
County of Cook }  
55.