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RECORDED IN PLATBOOK

This Indenture, WITNESSETH, That the Grantor, Willie Sloan, Jr., & Barbara Sloan, (J.)

of the City of Chicago, County of Cook, and State of Illinois,
for and in consideration of the sum of Seven thousand five hundred eighteen & 84/100 Dollars
in hand paid, CONVEY, AND WARRANT to Builders Discount

of the City of Chicago, County of Cook, and State of Illinois,
and to his successors in trust hereinbefore 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 every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the City of Chicago, County of Cook, and State of Illinois, to-wit:

6040 S. Marshfield.
Lot 17 in Block 2 in Remaxat's Subdivision of the NE 1/4 of the SE 1/4 of Section 18, Township 38 N., Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

HAB
PIN# 20-18-414-002 M.L.

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.

Witness, The Grantor's, Willie Sloan, Jr., & Barbara Sloan, (J.)
Justly indebted upon one retail installment contract bearing even date herewith, providing for 84
installments of principal and interest in the amount of \$ 89.51 each until paid in full, payable to
Builders Discount Co.

The Grantor, covenant, and agree, as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note 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 where to said premises that may not be remitted or suffered, (5) to keep the same in good repair, and in a fit and proper condition in comparison to other premises owned by the grantor herein, who hereby authorizes, to whomsoever may be appointed to the holder of the first mortgage on said indebtedness, with leasehold attachments, first, to the first Trustee or Mortgagee, and, second, to the Trustees herein, as their interests may appear, which policies shall be left and remain with the said Mortgagor or Trustee until the indebtedness is fully paid; (6) to pay all prior imbursements, and the interest thereon, at the time or times when the same shall become due and payable.

In the Event of failure so to insure, or pay taxes or assessments, or the prior imbursements or the interest thereon, when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any lien or title affecting said premises, or, by all prior imbursements and the interest thereon from time to time; and all money so paid, the grantor, agrees, to repay immediately without demand, and the same with interest, accruing 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 accrued 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 foreclose, are hereby -- including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, or directing foreclosures decree -- shall be paid by the grantor, and all such expenses and disbursements shall be an additional item upon said indebtedness, shall be paid as notes and included in any decree that may be rendered in such foreclosure proceedings; whether proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, 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 the heirs, executors, administrators and assigns of said grantor, waives all right to the possession of and income from, said premises pending such foreclosure proceedings, nor 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, issue and profits of the said premises.

In the Event of the death, removal or absence from said County, of the grantee, or of his refusal or failure to act, then 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 Trustee 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 29 day of Jan A.D. 1987

Willie Sloan (SEAL)
Barbara Sloan (SEAL)

(SEAL)
S. G. (SEAL)

(SEAL)
H. G. (SEAL)

(SEAL)
J. G. (SEAL)

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State of Illinois
County of Cook

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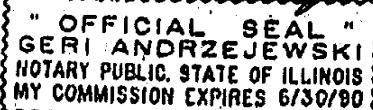
I, Geri Andrzejewski

a Notary Public in and for said County, in the State aforesaid, do hereby certify that...Willie Sloan, Jr., & Barbara Sloan, his wife, (J.)

personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed under my hand and Notarial Seal, this 29th
day of Jan 1987 A.D. 1987

Mail to: Builders Discount Co.
4801 W. Cullom
Chicago, IL 60641



DEPT-01 RECORDING \$11.25
T#3733 TRAN. 0130 02/02/87 11:42:00
H0246 # A *-87-063312
COOK COUNTY RECORDER

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United Press

Box No. 3

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to

Trust

THIS INSTRUMENT WAS PREPARED BY:

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