

This Indenture, WITNESSETH, That the Grantor James Walker

of the City of Chicago, County of Cook, and State of Illinois  
for and in consideration of the sum of Two Thousand Nine Hundred Twenty-Six dollars & 56/100ths  
in hand paid, CONVEY AND WARRANT to DENNIS S. KANARA, Trustee

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 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:  
Lot 5 in Block 10 in Madison Street Addition to Chicago, in Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded as document 1161949 in Cook County, Illinois.

Commonly known as; 4551 W. Flournoy Chi., Il. 60624  
permanent tax # 16-15-401-011

DEPT-01 RECORDING 11.0  
T#4444 TRAN 0121 02/05/07 16:37:00  
#8771 # D \*37-674317  
COOK COUNTY RECORDER

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 James Walker

justly indebted upon one retail installment contract bearing even date herewith, providing for 48  
installments of principal and interest in the amount of \$ 60.97 each until paid in full, payable to  
Better Built Remodeling, Inc.  
Assign to Lakeview Trust and Savings Bank

THE GRANTOR covenants and agrees 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 levied on 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 company 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, (7) to insure, or pay taxes or assessments, or the prior incumbrances of 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 tax lien or title affecting said premises or any all prior incumbrances 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 thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness secured hereby, (8) in the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all unpaid 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, (9) in addition to the grantor that all expenses and disbursements paid or incurred in behalf of completion and in connection with the improvements hereon, including reasonable salaries for documentary evidence, surveyor's charges, cost of preparing or completing abstract showing the whole title of said premises and any foreclosure decree shall be paid by the grantor, and the lien expenses and disbursements, occasioned by any suit or proceeding against 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 taxed as 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 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, his said grantor and to the heirs, executors, administrators and assigns of said grantor waive all right in 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. Bussay 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 19th day of November, A. D. 1986

James Walker

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

87074317

UNOFFICIAL COPY

Box No. 146

Trust deed

4331 W. Flournoy  
Chicago, Ill. 60609

TO

DENNIS S. KANARA, Trustee  
Bogdan R. Rzyzyski  
1301 N. Ashland  
Chicago, Ill. 60607

THIS INSTRUMENT WAS PREPARED BY:

Beth Buehler  
5018 W. Jewelton  
Chicago, Ill. 60639  
LANE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE. CHICAGO, ILL. 60657  
312/525-2180



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Property of Cook County Clerk's Office

My Commission Expires April 19, 1980

I, Bogdan R. Rzyzyski  
Notary Public in and for said County, in the State aforesaid, do hereby certify that James Walker of  
4331 W. Flournoy  
personally known to me to be the same person whose name  
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument  
na. A's free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
thirti, under my hand and Notarial Seal, this 26  
November, A. D. 1974  
Notary Public  
Bogdan R. Rzyzyski

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