

This Indenture, WITNESSETH, That the Grantor

Emma L. Davis (Widow)

of the City of Chicago, County of Cook, and State of Illinois

for and in consideration of the sum of Ten thousand fifty eight & 40/100 Dollars in hand paid, CONVEY AND WARRANT to Gerald E. Sikora, 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:

6522 S. Maryland

The south half of Lot 5 in Block 8 in Woodlawn Ridge Subdivision of the South half of the North West quarter of Section 23, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County

DEPT-01 RECORDING \$11.25
T#3333 TRAN 3233 02/13/87 15:35:00
#6508 #A #87-089630
COOK COUNTY RECORDER

PIN#20-23-112-020

C-K-O

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 Emma L. Davis (Widow)

justly indebted upon ODS retail installment contract bearing even date herewith, providing for 72 installments of principal and interest in the amount of \$ 12,70 each until paid in full, payable to Insured Financial Acceptance Corp.

87089630

The Grantor... 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 term 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 compliance with the policy selected by the grantor 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 on 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 encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

In the Event of failure to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, the grantor 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 pay all prior encumbrances 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 as 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 of said 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 completion in connection with the foreclosure hereof - including reasonable attorney fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, enforcing foreclosure decree - shall be paid by the grantor and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, or 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 a part of said indebtedness, and 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 discharged, nor a release thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, her heirs, executors, administrators and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any bill to foreclose the 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 grantor, or of his refusal or failure to act, then Grant E. Reed

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 grantor or his successor in trust, shall release said premises to the party entitled thereunto receiving his reasonable charges.

Witness the hand and seal of the grantor this 31 day of JANUARY A. D. 1987

Emma L. Davis (Widow) (SEAL)
Gerald E. Sikora (SEAL)
Gerald E. Sikora (SEAL)
Gerald E. Sikora (SEAL)

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87089630

UNOFFICIAL COPY

Box No. ....

Trust Book

Emma Davis  
TO

Gerald E. Sikora, Trustee  
INSURED FINANCIAL ACCEPTANCE CORP.  
4455 WEST MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641

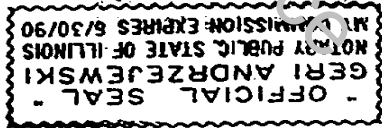
THIS INSTRUMENT WAS PREPARED BY:

Virginia D. Parise  
4455 W. Montrose  
Chicago, Ill  
60641

186034

87089630

Property of Cook County Clerk's Office



*Geri Andrzejewski*  
Notary Public

Under my hand and Notarial Seal, this  
FEBRUARY 19 87 A.D. 19 87

Personally known to me to be the same person, whose name is  
her instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument  
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of redemption.

I, Geri Andrzejewski  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Emma Davis (widow)

State of Illinois }  
County of Cook }  
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