

87089636

This Indenture, WITNESSETH, That the Grantor Donald Byas & Denise A. Byas

of the Village of Maywood County of Cook and State of Illinois

for and in consideration of the sum of Five thousand five hundred & 80/100 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 Village of Maywood County of Cook and State of Illinois, to-wit:

5450 W. Ferdinand The West 40 feet of Lot 7 in Block 2 in Lyman Bridge's Addition to Chicago in Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Q-E-O PIN# 16-09-118-008

DEPT-91 RECORDING 11.25 T83333 TRAN 5235 02/15/87 19:30:00 #6514 # A # 87-089636 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 Donald Byas & Denise A. Byas

justly indebted upon ONE retail installment contract bearing even date herewith, providing for 72 installments of principal and interest in the amount of \$ 76.40 each until paid in full, payable to

Insured Financial Acceptance Corp.

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The Grantors... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (2) To pay prior to the first day of June in each year, all taxes and assessments... (3) To keep all buildings and improvements on said premises that may have been destroyed or damaged...

In the Event of failure to insure, or pay taxes or assessments, or the great incumbrances 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 sale affecting said premises...

In the Event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest... shall be recoverable by foreclosure thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach...

In the Event of a foreclosure... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure... including reasonable collection fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises... shall be paid by the grantor...

In the Event of the death, removal or absence from said Cook County of the grantor, or of his real or legal heirs, or of his failure to act, then

Grant E. Reed of said County is hereby appointed to be executor in this trust; and if for any reason said first executor 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 executor in this trust. And when all the aforesaid covenants and agreements are performed, the grantor or his executor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 21 day of JANUARY A. D. 1987

Donald Byas

Denise A. Byas

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

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UNOFFICIAL COPY

Box No.

Trust Book

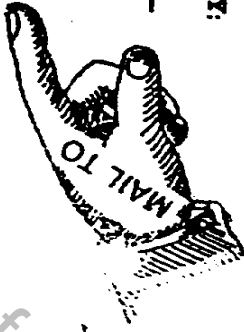
Donald Byas and Denise Byas (J)

Byas (J) TO

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

THIS INSTRUMENT WAS PREPARED BY:

Virginia J. Dennis 4455 W. Montrose Chicago, Ill 60641



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Property of Cook County Clerk's Office

OFFICIAL SEAL - HARRY PERLIK - NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 8/6/90

OFFICIAL SEAL - HARRY PERLIK - NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 8/6/90

I, Harry Perlik, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Donald Byas & Denise Byas are personally known to me to be the same persons 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. I gave to them my hand and Notarial Seal, this 19th day of February, A.D. 1989.