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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 everything 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.

DEPT-01 RECORDING 011.25
Q-6-O T#3355 TRAN 3235 02/13/87 13:30:00
PIN# 16-09-112-003 #651A # 24-37-089636
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 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 time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against, and in relation to, 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 made to said premises shall not be commuted or cushioned; (5) to keep all buildings new or at any time on said premises insured in companies to be named by the grantee herein, who is hereby authorized to place such insurance to companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached, payable first, to the first Trustee or Mortgagor, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustees until the indebtedness is fully paid; (6) to pay all prior indebtedness, and the interest thereon, at the time or times when the same shall become due and payable.

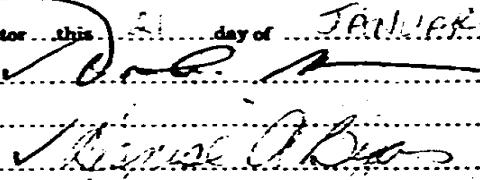
In case of default as to account, or pay taxes or assessments, or the prior indebtedness or the interest thereon, when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax levied or sale affecting said premises or pay all expenses of collection and the interest thereon from time to time, and all money so paid, the grantee agrees to repay immediately without demand, and the same with interest, drawn from the date of payment at seven per cent, per annum, which sum shall be added to the indebtedness accrued thereby.

In the event of a breach of any of the aforesaid stipulations or agreements, the whole of said indebtedness, including principal and all interest, shall, at the option of the legal holder thereof, whether same be held in his name, or otherwise, be 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 name of all of all of said indebtedness had then matured by express terms.

In an Action on the grantor that all expenses and disbursements paid or incurred in behalf of complainant or complainant with the foreclosures, suits, -- including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, and of procuring or completing abstract showing the whole title of and possession of, or having 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 grantee All such expenses and disbursements shall be an additional sum upon said premises, shall be paid 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 final, and no release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor the said grantee In the 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 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 case of the death, removal or absence from said Cook County of the grantee, or of his representative 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 reason 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 grantor to the party aforesaid, on receiving his reasonable charge.

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


Donald E. Reed

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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Trust Deed

Box No.

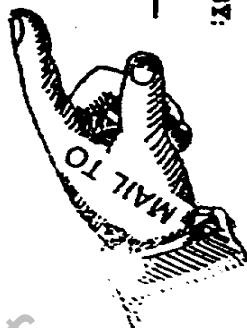
Dorothy, Bryan and Denise
Bryan (T)

To

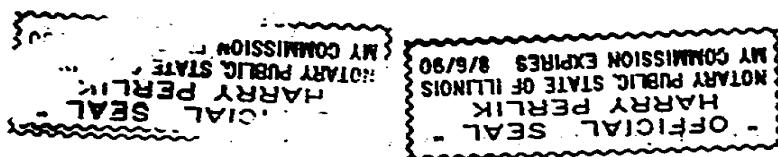
Gerald F. Sikora, Trustee
INSURED FINANCIAL ACCEPTANCE CORP.
4425 WEST MONROE AVENUE
CHICAGO, ILLINOIS, 60611

THIS INSTRUMENT WAS PREPARED BY:

Virginia J. Janice
4455 W. Montrose
Chicago, Ill. 60611



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Date of Rec'd by my hand and Notarial Seal this A.D. 19 81

I, Dorothy, Bryan and Denise, do this day of January, 1981, affix, seal and subscribe the following instrument, prepared especially for this day to persons, and acknowledge that the foregoing signatures and witnesses do the right of themselves, respectively, and voluntarily set forth, for the uses and purposes herein set forth, including the reasons and motives of the parties to this instrument.

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State of Illinois County of Cook
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