

# UNOFFICIAL COPY

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This Indenture, WITNESSETH, That the Grantor James Milam & Ida Mae Milam & Margaret Ann Milam

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Four Thousand Two Hundred Sixty and 00/100 Dollars  
in hand paid, CONVEY. AND WARRANT to GERALD E. SIKORA

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

Lot 14 in Block 1 in Rehkof's subdivision of Blocks 13,  
14, 15 and 16 in subdivision of L.C. Paine Freer (as receiver)  
of the West 1/2 of the North East 1/4 of Section 22, Township  
39. North, Range 13. East of the Third Principal Meridian in  
Cook County, Illinois.

P.R.E.I. No.: 16-22-201-012 ACO II  
Commonly known as: 1221 S. Kolin Chicago Ill 60623

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 Milam, Ida Mae Milam & Margaret Ann Milam  
justly indebted upon one retail installment contract bearing even date herewith, providing for 60  
installments of principal and interest in the amount of \$ 130.32 each until paid in full, payable to

INSURED FINANCIAL ACCEPTANCE CORPORATION

THE GRANTOR...covenant...and agree...as follows: (1) To pay said indebtedness, and the interest thereon, 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 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 companies acceptable to the 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 attaching payable first, to the first Trustee or Mortgagor, and, second, to the Trustee herein as their interests may appear, which policies shall be left to remain with the said Mortgagor or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the rate of interest, which same will be left to remain with the said Mortgagor or Trustee until the indebtedness is fully paid;

In the event of failure to make any tax or any taxes or assessments, or the prior incumbrances or the interest thereon when due to the grantee or the holder of said indebtedness, may procure such insurance to pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises to pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor... agree...to repay immediately without demand, and the same with interest thereon from the date of payment at seven percent 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.

In witness of the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure, hereof—including reasonable solicitors fees, outlays for documentary evidence, Coronographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing 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 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 final, and 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 for 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 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 County of the grantee, 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 in this  
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 29...day of NOVEMBER.....A.D. 1986

X James Milam.....(SEAL)  
X Ida Mae Milam.....(SEAL)  
X Margaret Ann Milam.....(SEAL)  
.....(SEAL)

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# Urkit Appt

Box No.....

-87-118859

DEPT-01 \$11.25  
T#0003 TRAN 0012 03/04/87 10:12:00  
#0035 \* C \* -87-118859  
COOK COUNTY RECORDER

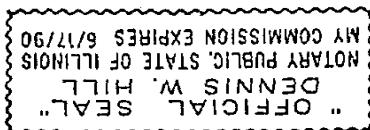
1/26/87

Property of Cook County Clerk's Office

James & Ida William  
TO  
GERALD E. SIKORA, Trustee  
In re: General Practice Corp.  
44-55 w. monroe  
Chicago, Ill 60611  
Date 02 Dec 1987

THIS INSTRUMENT WAS PREPARED BY:

Virginia J. Parise  
4455 w. monroe  
Chicago, Ill 60611



Notary Public

I, Dennis W. Hill, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the foregoing instrument, appeared before me this day in person, and acknowledged that, he / she signed, sealed, delivered and delivered the said instrument, personally known to me to be the same person to whom name Dennis W. Hill is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that, he / she signed, sealed, delivered and delivered the said instrument, free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead, as instrument, acknowledged, sealed, delivered and delivered the said instrument, under my hand and Notarial Seal, this 23 day of February, A.D. 1987.

County of Cook  
State of Illinois  
55.