

This Indenture, WITNESSETH that the Grantor James Brigham

of the City of Chicago County Cook State of Illinois for and in consideration of the sum of Eleven thousand Five hundred Eight and 00/100 Dollars

in hand paid, CONVEY AND WARRANT to BUDGET CONSTRUCTION CO. of the City of Chicago County Cook 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 24 AND THE NORTH 1/2 OF LOT 23 IN BLOCK 7 IN UNIVERSITY SUBDIVISION OF ENGLEWOOD, BEING THE EAST 35 ACRES OF THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 6433 South Normal, Chicago, Illinois Permanent Tax No. 20-21-113-010-0000 ALL

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

Witness, The Grantor's James Brigham

justly indebted upon one retail installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 121.80 each until paid in full, payable to

BUDGET CONSTRUCTION CO.

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 against said premises, and on demand to exhibit receipts therefor.

In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances 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 lien or title affecting said premises or pay 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.

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, 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 if all expenses and disbursements paid or incurred in behalf of completion in connection with the foreclosure proceedings, including reasonable solicitor fees, unless for decedent's residence - decedent's charges, cost of procuring or completing abstract showing the whole title of said premises, or any part of said indebtedness, 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 dismissed, but a reference hereof given, until all such expenses and disbursements and the costs of suit, including solicitor's fees have been paid. The grantor, her said grantor, and for the heirs, executors, administrators and assigns of said grantor, severally, 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 and 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. Bussey 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 day of A. D. 19

James Brigham (SEAL)

(SEAL) (SEAL) (SEAL)

UNOFFICIAL COPY

87196999

Box No.

Trust Fund

James Brigham

TO

BUDGET CONSTRUCTION CO.

THIS INSTRUMENT WAS PREPARED BY:
Bernard Schneider

BUDGET CONSTRUCTION CO.

507 N. PULASKI RD.
CHICAGO, ILL. 60644
PHONE: 866-8888

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Mail To:

BUDGET CONSTRUCTION CO.

507 N. PULASKI RD.
CHICAGO, ILL. 60644
PHONE: 866-8888



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BUDGET CONSTRUCTION CO.

Property of Cook County Clerk's Office

I, Marlyn A. Anderson
Notary Public in and for said County, in the State aforesaid, do hereby certify that James Brigham
personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument
as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and Notarial Seal, this _____ day of _____ A. D. 19____
Marlyn A. Anderson
Notary Public

State of Illinois }
County of Cook }
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