

TRUST DEED

NO. 101

87209760

32-37857 CK

This Indenture, WITNESSETH That the Grantor **Kenneth N. Jackson and Dorothy L. Jackson, his wife**

of the City of **Evergreen** County of **Cook** and State of **Illinois**

for and in consideration of the sum of **Three Thousand Five Hundred Seven and 36/100** Dollars in hand paid, CONVEY AND WARRANT to **R.D. McGLYNN, 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:

Lots 176 and 177 in Frank De Lagnah Beverly Vista, being a Subdivision of the Northeast 1/4 of Section 12, Township 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

P.R.E.I. #24-12-216-034 & 035

Property Address: **2624 W. 97th Pl.**

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 **Kenneth N. Jackson and Dorothy L. Jackson, his wife** justly indebted upon **one retail installment contract bearing even date herewith, providing for 48** installments of principal and interest in the amount of \$ **73.07** each until paid in full, payable to

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; (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 on said premises shall not be committed or suffered; (5) to keep all buildings on or at any time on said premises secured in compliance with the selection by the grantee herein, who is hereby authorized to place such insurance in compliance 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 as 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 incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

In full by way of failure so to insure, or pay interest 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 above covenants or agreements the whole of said indebtedness, including principal and all earned 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 time as if all of said indebtedness had then been due by express terms.

In testimony whereof, the grantor has hereunto set his hand and seal, and the like expenses and disbursements paid or incurred in respect of compliance in connection with the foreclosure of said premises, including reasonable solicitors fees, outlays for documentary evidence, stamp paper, charges, cost of preparing or completing abstract of showing the whole title of said premises, embracing foreclosure decree as such, may be a party, shall also be paid by the grantor. All such expenses and disbursements shall be in addition lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be deemed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitors fees have been paid. The grantor, for said grantor, and for the 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 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 grantor, or of his refusal or failure to act, then **Joan J. Behrendt** 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 above covenants and agreements are performed, the grantor 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 **27th** day of **March** A.D. 19 **87**

X **Kenneth N. Jackson**
X **Dorothy L. Jackson**

(SEAL)

(SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

But No. 22

Trust deed

TO
R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company
4000 W. North Ave.
Chicago, Illinois 60639

Property of Cook County Clerk's Office

82209760

DEPT-01 RECORDING
\$12.00
FBI111 FROM 09/21/07 12 07 00
H2012 H 14 * 437-209760
COOK COUNTY RECORDER

Notary Public

Handwritten signature

Given, under my hand and Notarial Seal, this 27th day of March, A.D. 19 87

as a Notary Public in and for said County, in the State of Illinois, I, the undersigned, do hereby certify that Kenneth M. Jackson and Dorothy L. Jackson, his wife,

personally known to me to be the same person as 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

for the uses and purposes therein set forth, including the release and waiver of the right of redemption.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Kenneth M. Jackson and Dorothy L. Jackson, his wife,

State of Illinois }
County of Cook } ss.

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