

87211926

This Indenture, WITNESSETH, That the Grantor Edith J. Purnell A.K.A. Edith McElroy married to Herbert McElroy

of the city of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of Eight Thousand Six Hundred Forty 24/100 Dollars in hand paid, CONVEY AND WARRANT to DENNIS S. KANARA, 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:

Lot 1 in Resubdivision of Lots 13 to 18 inclusive in Block 1500 in Rust and Gilchrist's Subdivision of the Southeast quarter of the North-East quarter of the North east Quarter of Section 11, Township 39 North, Range 13, East of the third Principal Meridian in Cook County, Illinois. Commonly known as: 643 N. Spaulding Chicago, Illinois. Permanent Tax No: 16-11-214-006 B.K.P.

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 Edith J. Purnell A.K.A. Edith McElroy married to Herbert McElroy justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 102.86 each until paid in full, payable to

Wiederholdts Home Improvement # 38 assigned to Parkview Bank

THIS IS A JUNIOR MORTGAGE

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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 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 to be 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 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 Mortgagees or Trustees 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 THE EVENT of failure so 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 off 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 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 term. It is Agreed by the grantor that the costs of all proceedings and or incurred in behalf of complainant in connection with the foreclosure hereof including reasonable solicitors fees, outlays for documents, expenses, attorneys' fees, 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 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 solicitor's fees have been paid. The grantor for said grantor and for his heirs, executors, administrators and assigns of said grantor hereby irrevocably assigns 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 party 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 of and charge with 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 26 day of January A. D. 19 87. Edith McElroy (SEAL), Edith J. Purnell (SEAL), AKA Edith J. Purnell (SEAL)

UNOFFICIAL COPY

Bar No. 146

Trust Deed

Herbert & Edith McElroy
643 N. Spaulding
Chicago, Illinois 60624

TO

DENNIS S. KANARA, Trustee

Lakeview Trust & Savings Bank
3201 N. Ashland Ave.
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

J-Mar Construction

999 W. Armitage

Chicago, Illinois 60614

LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, IL 60657
312525 2180

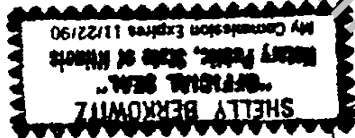
12.00

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00
T#0222 TRAN 04/22/87 09:49:00
#6516 # B *-87-211926
COOK COUNTY RECORDER

87211926

52611228



I, Shelly Berkowitz, Notary Public in and for said County, in the State aforesaid, do hereby certify that Edith J. Purnell A.K.A. Edith McElroy married to Herbert McElroy personally known to me to be the same person as whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 22 day of April, A. D. 1987

Notary Public

State of Illinois }
County of Cook }
55.