

UNOFFICIAL COPY

87266977

This Indenture, WITNESSETH That the Grantor
Addie C. Fields

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of **Twenty Thousand Seven Hundred Eighty Five & 20/100** 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 hereon after 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 the E.W. Shaw's Subdivision of the South 1/2 of Block 8
in the Subdivision of that part Westerly of the Right of Way of the
Chicago, Rock Island and Pacific Railroad of the South 1/2 of
Section 5, Township 37 North, Range 14 East of the Third Principal
Meridian, in Cook County, Illinois.**

Permanent Real Estate Index No. 25-05-303-014 *mc FAO*
Commonly KNOWN AS: *9135 S. Bishop Chicago, Ill 60620*

Hereby releasing and waiving all rights under and by virtue of the homestead exemption law of the State of Illinois
In, but not, nevertheless, for the purpose of securing performance of the covenants and agreements herein

Witness, The Grantor's **Addie C. Fields**

justly indebted upon **one** retail installment contract bearing even date herewith, providing for **60**
installments of principal and interest in the amount of \$ **375.42** each until paid in full, payable to

Insured Financial Acceptance Corporation

87266977

The location, covenant and agreement follows: To pay said indebtedness, and the interest thereon, when and in said notes provided, or according to any agreement regarding time of payment, 25 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, if within sixty days after destruction or damage to total or to store all buildings or improvements on said premises that may hereafter be destroyed or damaged, so 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, 6 to pay, 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, 7 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 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, to wit 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 agreement, 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 to time, 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 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, stenographer's charges, cost of preparing or completing abstract showing the whole title of said premises, including foreclosure decree shall be paid by the grantor, and the like expense 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 decree if it shall have been entered or not, shall not be dismissed, but a release hereof given, until all such expenses and disbursements, and the cost of suit, including solicitor's fees have been paid. The grantor, for and against 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 **Cook** County of the grantor, or of his refusal or failure to act, then

Grant E. Reel

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 to receiving his reasonable charges.

Witness the hand and seal of the grantor, this *20th* day of *April*, A. D. 19 *87*

x Addie C. Fields

(SEAL)

(SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

Box No.

Trust deed

Eddie C. Fields

TO

GERALD E. SKORA, Trustee
INSURED FINANCIAL ACCEPTANCE CORP.
4455 WEST MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:

Eddie C. Fields

INSURED FINANCIAL ACCEPTANCE CORP.
4455 WEST MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

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Property of Cook County Clerk's Office

DEPT-01 RECORDING 112 85
FEE: \$12.00
RECORDING: 05/18/07 10 27 00
INDEXING: 05/18/07 10 27 00
COOK COUNTY RECORDER

22699228

State of Illinois }
County of Cook }
I, *BESSIE LADIN*
a Notary Public in and for said County, in the State aforesaid, do hereby certify that *EDDIE C. FIELDS* is 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. I give under my hand and Notarial Seal, this *15th* day of *May* A. D. 19 *07*
Notary Public