

UNOFFICIAL COPY

This Indenture, WITNESSETH, that the Grantor Robert E. Watson, Jr., and Ann Watson, AKA Annie Watson, his wife,

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of Five Thousand Six Hundred Ninety One and 84/100 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 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: The South 55 3/4 feet of Lot 4 in Superior Court Partition of the East 488.95 feet of the North 1/2 of Lot 2 in Andrew's Subdivision of the East 1/2 of the Southwest 1/4 and of the Southeast fractional 1/4 of Section 28 Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, P.R.E.I., #26-28-401-020 GPO M

Property Address: 12324 S. Wentworth

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 Robert E. Watson, Jr. and Ann Watson AKA Annie Watson, 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 \$ 118.58 each until paid in full, payable to

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The GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, 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 while 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 Trustees herein as their interests may appear, which policies shall be left and remain with the said Mortgagors 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, to 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 will 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 breach of any of the above covenants, or 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 same, as all of said indebtedness is of then incurred by express terms.

In As soon as the grantor, all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosed, including reasonable solicitors fees, outlays for documentary evidence, demographer 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 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, nor a release given, until all such expenses and disbursements, and the costs of suit, including solicitors fees have been paid. The grantor, for said grantee, or 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 proceeding, and agree that upon 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

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 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 12th day of April, A.D. 19 87

X Robert E. Watson, Jr. (SEAL)

X Ann Watson AKA Annie Watson (SEAL)

(SEAL)

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Box No. 22

R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

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

	Notary Public Notary Public Notary Public
Ann Watson, AKA Annute Watson, his wife	
I, Notary Public in and for said County, in the State of Oregon, do certify that Robert E. Watson, Jr., and Ann Watson, AKA Annute Watson, his wife	
personally known to me to be the same person whose name is above written, and acknowledged that the signature affixed hereto is her true name.	
I further under my hand and Notarial Seal, this 12th day of April , A.D. 19 87 .	

Community at Cook
Center {