

# UNOFFICIAL COPY

This Indenture, WITNESSETH that the Grantor Francisco Campos & Mary Kelly Campos married to each other

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of \$1866.24 due and unpaid ~~plus interest at 6% per annum~~ <sup>24</sup> 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 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:

LOT 4 IN W. E. Doggett's Subdivision of Block 4 in the  
Carroll Trustees Subdivision vs. Sect 1 Township 39  
Acres Range 14 EAST of the third Principal  
Meeting in Cook County Illinois

Commonly known as 1809 W Huron  
17-02-705-050

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 Francisco Campos & Mary Kelly Campos

justly indebted upon one note, installment contract bearing even date herewith, providing for 48  
installments of principal and interest in the amount of \$163.68 each until paid in full, payable to

Budd Builders assigned to Pekewew Bank

THE GRANTOR covenants and agree as follows: 1. To pay said indebtedness, and the interest thereon, when and as 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 refund or restore all buildings or improvements on said premises that may have been destroyed or damaged. 4. That waste or 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 a trustee 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 interest may appear, which policies shall be left and remain with the said Mortgagors or in their hands until the indebtedness is fully paid. 6. To pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

In the event of failure to make any taxes or assessments, or to pay prior installments or the interest thereon, when due, to the trustee or the holder of said indebtedness, may procure such amounts to pay such taxes or assessments, or discharge or purchase any tax or title affecting said premises or any all prior encumbrances and the 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 to express terms.

It is agreed by the grantor that all expenses and disbursements paid or incurred in behalf of completion in connection with the foreclosing thereof — including reasonable collectors fees, outlays for documentary evidence, stenographer's charges, cost of preparing or certifying abstract showing the whole title of said premises, certifying service, court decree — shall be paid by the grantor, and the like expenses and disbursements, occasioned in 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 grantee. All such expenses and disbursements shall be an additional debt 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 discontinued, nor a release given, until all such expenses and disbursements, and the costs of suit, including solicitor fees have been paid. The grantee, for and grantee, and the heirs, executors, administrators and assigns of said grantee, however, all right to the possession of said income from said premises pending such foreclosure proceedings, do 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 grantee, or to any party claiming under said grantee, 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

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 9th day of March

A.D. 19<sup>27</sup>

+ Francisco Campos

(SEAL)

+ Mary Kelly Campos

(SEAL)

(SEAL)

**UNOFFICIAL COPY**

**Grant Deed**

Box No... / 44  
.....

François Compte, Nag Kelly, James  
1809 W. North Chicago IL  
TO

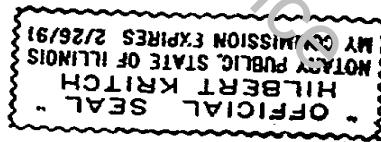
DENNIS S. KANARA, Trustee

Bureau Bank  
Bao, N. Spokane  
Chicago, IL

THIS INSTRUMENT WAS PREPARED BY:

Ronald B. Johnson  
4120 W. Division  
Chicago IL 60639  
LAKEVIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE. CHICAGO, IL 60657  
312/525-2180

CHICAGO COUNTY RECORDER  
1994 TRIN 1815 05/22/87 15:26:00  
REC'D. REC'D. REC'D.  
\$12.00



I, Hilbert Kritch, Notary Public, do hereby certify under my hand and Notarial Seal, this day of May, 1987, that the instrument, appearing before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument free and voluntarily, for the uses and purposes herein set forth, including the release and waiver of the right of homestead as provided by law, and for the same persons whose names are subscribed to the foregoing instrument.

I, Hilbert Kritch, Notary Public, do hereby certify, in the State of Illinois, that the instrument herein described, is a Notary Public in and for said County, the attorney generally that, these names, California, Florida, Massachusetts, New York, New Jersey, Connecticut, Rhode Island, and Massachusetts, are those of the persons to whom the instrument was delivered.

State of Illinois  
County of Cook  
} 55.