

This Indenture, WITNESSETH, That the Grantor
ROSCOE PIERSON AND WIFE JEANNE

of the CITY of CHICAGO County of COOK and State of ILLINOIS
for and in consideration of the sum of FOUR THOUSAND TWO HUNDRED FIFTY SEVEN 60/100 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 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 CLARA E. SANDERSON'S SUBDIVISION OF LOTS 2 TO
27 INCLUSIVE IN BLOCK 1 IN EDWARD'S BOULEVARD ADDITION
TO CHICAGO BEING A SUBDIVISION OF PART OF LOTS 27,
30 AND 31 IN TIGHE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF
SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 2212 W. 54TH PLC

P. I. N. 20-07-318-020

F.F.D.

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 ROSCOE PIERSON AND WIFE JEANNE PIERSON

justly indebted upon one retail installment contract bearing even date herewith, providing for 60
installments of principal and interest in the amount of \$ 10.96 each until paid in full, payable to

LAKEVIEW BANK ASSIGNED FROM WILSON BUILDERS

THIS IS A MORTGAGE

THE GRANTOR covenant and agree as follows: 1. To pay said indebtedness, and the interest thereon, at or before and in said dates 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. To keep said premises insured against fire, theft, lightning, windstorm, hail, flood, and other perils, and to keep such insurance in force until the full amount of the
premiums shall not be so collected or suffered, 5. To keep all buildings now or at any time on said premises insured in compliance with the requirements of the mortgage, and
to cause to be placed such insurance as 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 Mortgagee or Trustee until the indebtedness is fully paid, 6. To pay
all other taxes, assessments, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure to insure, or pay taxes or assessments, or the principal or interest on the indebtedness, when due to the grantor or the holder of said indebtedness
may procure such insurance, or pay such taxes or assessments, or discharge or purchase any lien or title affecting said premises or pay all other circumstances and the interest
thereon from time to time, and all money so paid, the grantor agree to repay immediately without demand and the same with interest 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 abovesaid covenants or agreements the whole of said indebtedness, including principal and all interest thereon, shall, at the option of the
legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the 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 payment.

IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of respondent and in connection with the foreclosure of said mortgage, including reasonable
attorney's fees, outlays for documentary evidence, stenographer's charges, cost of printing and advertising abstract showing the whole title of said premises, and any other expenses
incurred in any such proceeding, shall be paid by the grantor, and the like expenses and disbursements occasioned by any suit or proceeding wherein the grantor is a party to 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 proceedings, whether decree of sale shall have been entered or not, shall not be stayed, nor a stay
ordered, until all such expenses and disbursements, and the costs of such proceedings, including such attorney's fees have been paid. The grantor, for said premises, and 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 proceedings, and agree that upon
the filing of any bill to foreclose this Trust Debt, 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

Thomas F. Bussey

if 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 abovesaid covenants and agreements are performed, the grantor in 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 30 day of 1911 A D 19 11

X Roscoe Pierson SEAL
X Jeanne Pierson SEAL
SEAL
SEAL

87278982

UNOFFICIAL COPY

Box No. 144

Trust Agreement

Passage & Signature of Person
8818. US 44 P
Chicago, Ill 60609

TO
DENNIS S. KANAR, Trustee
Keweenaw Bank
801 D. Graham
Chicago, Ill. 60607

THIS INSTRUMENT WAS PREPARED BY:

William B. Borden
809 W. Pearson
Chicago, Ill 60607
LAKE VIEW/RUSH AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, IL 60657
312/525-2180

386822-48-

1200

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00
T84444 TRAN 1815 05/22/87 15:25:00
#2769 # D * - 07 - 278982
COOK COUNTY RECORDER

State of Illinois }
County of Cook } ss.
I, **Goy De Mico**,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
personally known to me to be the same person whose name
instrument, appeared before me this day in person, and acknowledged that he 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 12th day of May, A. D. 1987.
Goy De Mico
Notary Public