

UNOFFICIAL COPY

36-52911

87305597

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 (\$266.20) Two Hundred and Sixty Six and 20/100 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 herein 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 21 in Bickendikes Subdivision of the North 1/2 of Block 21 in Canal Trustee's Subdivision of the West Part of Section 5 Township 39 North Range 14 East of the Third Principal Meridian in Cook County Illinois

17-05-314-020 E 1/2 of 9m. Commonly known as 1527 W Augustan

Herby 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 retail installment contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$1,388 each until paid in full, payable to

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Budd Builders assigned to Lakeside Bank THIS IS A JUNIOR MORTGAGE

The Grantor covenants and agrees as follows: 1. To pay said indebtedness and the interest thereon... 2. To pay prior to the first day of June in each year, all taxes and assessments... 3. That waste to said premises shall not be committed or suffered... 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... 6. To pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable... 7. In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances of the interest thereon when due, the trustee of 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 agree 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... 8. 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 terms... 9. If as Assured by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure of said indebtedness including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing 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... 10. 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 stayed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid... 11. The grantor, for said grantor and of 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 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 grantee, or of his refusal or failure to act, then Thomas F. Bussoy 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. 1917 X Francisco Campos (SEAL) X Mary Kelly Campos (SEAL)

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Box No. 1410

Trust Deed

Francisco Comors, Secretary, Comors

1709 W. Blue, Chicago, Ill. 60612

TO DENNIS S. KANARA, Trustee
1301 N. Ashland, Chicago, Ill. 60607

THIS INSTRUMENT WAS PREPARED BY:

Paul R. Rieker

4120 W. DuSart
Chicago, Ill. 60639

LANE VENTRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, ILL. 60657
312/525-2180

DEPT-01 RECORDING \$12.00
T#0222 TRAN 0042 06/05/87 09:31:00
#0480 # B *-87-305597
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

12.00

OFFICIAL SEAL
HERBERT KRITCH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/26/91

I, *Herbert Kritch*
Notary Public in and for said County, in the State aforesaid, do hereby certify that *Francisco Comors*
personally known to me to be the same person, whose name is *FRS*
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of redemption
(Sign) under my hand and Notarial Seal, this *12th* day of *March*, A. D. 19 *87*
Notary Public
Herbert Kritch

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