

This Indenture, WITNESSETH, That the Grantor Ernestine Chambers + Harry C. Chambers

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Seventy five thousand eight hundred forty and ^{xx}/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 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 10, blk 1 in first addition to Original Town of Pullman a subdivision of the W 3/4 of the E 1/2 of N 1/2 of NW 1/4 of section 14, Township 37 North, Range 14, also the W 3/4 of the N 1/2 of E 1/2 of NW 1/4 of said section 14, Township 37 North, Range 14, lying east of the third principal meridian in Cook County Illinois. P.L.N. 25-14-101-036 CAO WN. Commonly known as 10412 S. Maryland Ave

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 Ernestine Chambers + Harry C. Chambers justly indebted upon one retail installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 652.00 each until paid in full, payable to Citibank assigned to Bank View Bank

87305604

THIS IS A JUNIOR MORTGAGE

The GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon as herein 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 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 grantor 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 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 prior incumbrances, 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 discharge or purchase any tax lien or lien 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 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 interest thereon, 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. 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 solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, and all other foreclosure disbursements, 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 bear interest at the same rate as herein provided, and shall not be discharged, nor a release hereof given, until all such expenses and disbursements, and the cost of suit, including solicitor's fees have been paid. The grantor, her said grantor, and for 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 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 14th day of March A. D. 19 87

THIS DOCUMENT PREPARED BY Aileen M. Kosen (SEAL) Zach N. Milwaukee (SEAL) Chad R. (10/14/1) (SEAL)

UNOFFICIAL COPY

Box No. 144

Trust deed

Trustees
Dennis S. Kanara
3301 N. Broadway
Chicago, Illinois

DENNIS S. KANARA, Trustee
3301 N. Broadway
Chicago, Illinois

Witness
John M. Milwaukee
Chicago, Illinois

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

THIS INSTRUMENT WAS PREPARED BY:

DEPT-01 RECORDING \$12.00
T#0222 TRAN 0042 06/05/87 07:32:00
#0487 # B *-87-305604
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

12.00

I, Oliver M. Treen
County of Cook State of Illinois
do hereby certify that Ernestine Chambers
personally known to me to be the same person whose name
appeared before me this day in person, and acknowledged that he
instrument, appeared before me this day in person, and delivered the said instrument
free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead
under my hand and Notarial Seal, this 17th day of March, 1987.
Notary Public

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