

This Indenture, WITNESSETH, That the Grantor

Wilma Talbot

of the City of *Chicago* County of *Cook* and State of *Illinois*
 for and in consideration of the sum of *Twenty six thousand six hundred seventy three & 64/100* Dollars
 in hand paid, CONVEY AND WARRANT to *GERALD E SIKORA*

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 therein, 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 14 (except North 8.33' thereof) and North 16.67 feet of Lot 15 in Block 4 in Nellie M Ashton's Subdivision of the West 30 Acres of the South 60 acres of the West 1/2 of the South West 1/4 of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

*FIN 440 35-310-054 66011 12
 COMMUNITY TRUST CO 3534 S DICKER, CHICAGO*

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
 Is This, nevertheless, for the purpose of securing performance of the covenants and agreements herein

Witness: The Grantor's

Wilma Talbot

justly indebted upon

ONE retail installment contract bearing even date herewith, providing for *120*installments of principal and interest in the amount of \$ *222.88* each until paid in full, payable to*Insured Financial Acceptance Corporation*

The Grantor covenants and agrees as follows: 1. To pay said indebtedness and the interest thereon as 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. That 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 licensed 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 Trustee herein as their interest 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; 7. In the event of failure 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 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; 8. In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest then due, 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. It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure of said mortgage, including reasonable solicitor fees, outlays for documentary stamps, recording fees, costs of preparing or completing abstract showing the whole title of said premises or issuing foreclosure decree shall be paid by the grantor; 10. The like expenses and disbursements incurred 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; 11. All such payments and disbursements shall be an additional lien upon said premises, shall be taken 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 hereof given, until all such expenses and disbursements, including solicitor fees have been paid; 12. The grantor, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, jointly and severally, shall defend and income from said premises pending such foreclosure proceedings, and agree that upon the filing of any bill to foreclose this Trust Deed, the grantor shall pay at once and without notice to the said grantor, or to any party claiming under said grantor, the amount of such bill, and shall appoint a receiver to take possession of 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

Grant E. Reed

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 *16th* day of *May*A. D. 19 *67*

x Wilma Talbot
Wilma Talbot

(SEAL)

(SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

Bar No.

Trust Agreement

MILWA TRUST

GERALD E. SKORA, Trustee

TO

INSURED FINANCIAL ASSURANCE CORP.

4400 West Belmont Ave.

CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY

Shelly Berkowitz



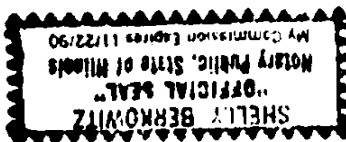
NOTED FOR RECORD AT THE CLERK'S OFFICE

4400 WEST BELMONT AVENUE

CHICAGO, ILLINOIS 60641

87384138

Property of Cook County Clerk's Office



I, *Shelly Berkowitz*, 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 *Shelly Berkowitz*, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as *HER*, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and Notarial Seal, this *30* day of *June*, A. D. 19 *87*

State of *Illinois* }
County of *Cook* }

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DEPT-01 RECORDING
141111 TRAN 8813 07/13/87 11:03 00
42048 # 14 # 1-37-584138
COOK COUNTY RECORDER

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