

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor Lillie Sanders (Spinster).

of the City of Chicago, County of Cook, and State of Illinois,
for and in consideration of the sum of Twelve thousand five hundred ninety four & 96/100 Dollars
in hand paid, CONVEY, AND WARRANT to Builders Discount
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:

5242 S. Loomis, Chg. Il.
Lot 18 in Block 5 in Snow & Dickinson's Garfield Boulevard Addition to
Chicago in Section 17, Township 38 N., Range 14, East of the Third
Principal Meridian, in Cook County, Illinois.

PIN# 20-17-119-042 Dm

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 Lillie Sanders (Spinster)

justly indebted upon one retail installment contract bearing even date herewith, providing for 84
installments of principal and interest in the amount of \$ 149.94 each until paid in full, payable to
Builders Discount Co.

The Grantor, ... 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) 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 rents to said premises shall not be commuted 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 authorized to place such insurance in companies acceptable to the holder of the first mortgage, with loss clause attached, payable first, to the first Trustee or Mortgagor, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustees 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 so to insure, or pay taxes or assessments, or the prior encumbrances 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 encumbrances 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 no more additional indebtedness accrued hereby.

In the Event of a breach of any of the aforesaid covenants or agreements the holder of said indebtedness, including principal and all earned interest shall, at the option of the legal holder thereof, without notice, demand, arbitration, suit or action, and the 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 amount of all of said indebtedness and the same with interest thereon from the date of such breach.

In Action of the Plaintiff, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosed debt — including reasonable solicitor fees, outline for documentary evidence, pleader's charges, cost of procuring or completing a 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 an 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 proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release given until all such expenses and disbursements, and the costs of suit, including solicitor's fee have been paid. The grantor, ... for said grantor, ... and 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
and 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 26 day of June, A. D. 1987
Prepared by: *Lillie J. Sanders* (SEAL)
Leida Trevino (SEAL)
4258 N. Cicero (SEAL)
Chg, Il 60641 (SEAL)

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Property of
Cook County
Clerk

State of Illinois
County of Cook

UNOFFICIAL COPY

{ 55.

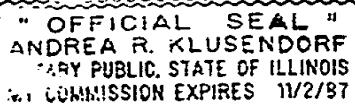
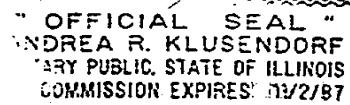
I, Andrea R. Klusendorf

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
Willie Sanders... (Spinster)

personally known to me to be the same person whose name is subscribed to the foregoing
instrument, 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.

GIVEN under my hand and Notarial Seal, this 26
day of June A.D. 1987

Mail to: Builders Discount Co.
4801 W. Cullom
Chg. # 60641



COOK COUNTY RECORDER
49306 C 87-388297
146003 TAN 335 07/14/87 13:59:06
112,25
OEP-T-01

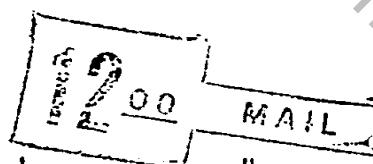
Box No.

Grant Deed

TO

Trustee

THIS INSTRUMENT WAS PREPARED BY:



186037-28883-68-