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624-8

This Indenture, WITNESSETH, that the Grantor . . . Rosetta Dotson(Single) . . .

of the City . . . of Chicago . . . County of Cook . . . and State of Illinois . . .
for and in consideration of the sum of Twenty eight thousand forty four & 00/100 Dollars
in hand paid, CONVEY, AND WARRANT to 1st. Metropolitan Bldgs, Inc.
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:
1748 N. Linder Ave., Chg., IL
Lot 4 in Block 9 in Mills & Son's North Avenue & Central Avenue
Subdivision in the Southwest 1/4 of Section 33, Township 40 North, Range
13, East of the Third Principal Meridian, in Cook County, Illinois.
PLIN# 13-33-312-024

88404402

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

Witness, The Grantor's Rosetta Dotson(Single) 120
justly indebted upon . . . one retail installment contract bearing even date herewith, providing for . . .
installments of principal and interest in the amount of \$. . . 233.70 . . . each until paid in full, payable to
1st. Metropolitan Bldgs, assignee True Value Financial Co.

The Grantor, covenant and agree, 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 costs to said premises shall not be committed or suffered, (5) to keep all buildings, or at any time on said premises, in good and proper repair, and to maintain same in a condition to be selected by the grantor herein, who is hereby authorized to place such insurance or companies acceptable to him, the value of which to be determined by the grantor, with loss claim attached payable first, to the first Trustee or Mortgagee, and, second, to the holder of the first mortgage, and third, to the holder of the second mortgage, with loss claim attached payable first, to the first Trustee or Mortgagee, Trustee, (6) if the indebtedness is fully paid, (7) to pay all taxes and assessments, and the interest thereon, at the time or times when the same shall become due and payable.

In case of fire or other accident to said premises, or the personal belongings or the interest therein 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 indebtedness 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 aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned 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.

It is Agreed by the grantor . . . that all expenses and disbursements paid or incurred in behalf of complaint in connection with the foreclosure, or, or including reasonable collection fees, outlays for documentary evidence, stamp paper charges, cost of procuring or completing abstract showing the whole title of said premises, a foreclosing foreclosure decree shall be paid by the grantor . . . and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder of any note, or any indebtedness, as such, may be a party, shall also be paid by the grantor . . . and such expenses and disbursements, whether such note or indebtedness shall have been satisfied or not, shall not be claimed, but a release has been given and all such expenses and disbursements, and the costs of suit, including attorney's fees have been paid. The grantor . . . and grantor . . . and for the heirs, executors, administrators and assigns of said grantor . . . give . . . 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 case of the death, removal or absence from said Cook . . . County of the grantee, or of his refusal or failure to act, then

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 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 . . . 27 . . . day of July . . . A.D. 19 . . . 88

Prepared by: Leida Trevino . . . Rosetta Dotson . . . (SEAL)

4258 N. Cicero . . . (SEAL)

Chg., IL 60641 . . . (SEAL)

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Box No.....

Trust Deed

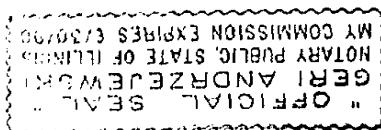
To

Trustee

THIS INSTRUMENT WAS PREPARED BY:

88404402

COOK COUNTY RECORDER
#1876 # A * 08-404402
DEPT-01 TRAN 4933 07/06/88 10:28:09
\$12.25



Mail To: True Value Financial Co.
4801 W. Cullerton
Chicago, IL 60641

day of A.D. 19

Gertie, under my hand and Notarial Seal, this
free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead,
herein, appeared before me this day in person, and acknowledged the same signed, sealed and delivered to the said instrument
personally known to me to be the same person, whose name is subscribed to the foregoing

a Notary Public in and for said County, in the State of Florida, that Roseetta Dotson (Single)

I, Gerti Andrew Jewsky

County of Cook
State of Illinois
} 55.