

This Indenture, WITNESSETH, That the Grantor Lillie Bell Pegram at  
3532 W. Van Buren

of the City of Chicago, County of Cook, and State of Illinois  
for and in consideration of the sum of Nine Hundred Thirty One & 9/100 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 15 (except the North 5 feet thereof) in A.S. Bradley's  
Subdivision of Lot 15 in Bradley and Honker Subdivision of  
the West 1/2 of the Northeast 1/4 of Section 14, Township 39 North,  
Range 13, Tying EAST OF THE TRUE PRINCIPAL MERIDIAN IN COOK  
COUNTY, ILLINOIS.

Tax Map No. 16-14-216-025-0000  
Commonly known as 3532 W. VAN BUREN

-88-442319

Hereby releasing and waiving all rights under and in 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 Bell Pegram  
justly indebted upon one retail installment contract bearing even date herewith, providing for 36  
installments of principal and interest in the amount of \$ 130.98 each until paid in full, payable to  
Bestway Lumber and Construction, Inc. and assigned to  
Lakerstein Trust and Savings Bank

DEPT-01 12.00  
T#4444 TRAN 2492-09/27/88-11.11.00  
#1691 # D \* -88-442319  
COOK COUNTY RECORDER

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 be 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 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 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 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.  
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 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 fee, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosure decree 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 paid in costs and included in any decree that may be rendered in such foreclosure proceedings; which providing, whether decree of sale shall have been entered or not, shall not be discharged, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and in the here, executors, administrators and assigns of said grantor, agree, 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. Bussey 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 grantor 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 22nd day of June, A. D. 1988  
Lillie Bell Pegram (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

\$12.00

UNOFFICIAL COPY

88442319

Box No. 146

# Trust Deed

*Hillie Pagan*  
3132 W. Van Buren  
Chicago, Ill.

TO  
DENNIS S. KANARA, Trustee

TASALITE BANK LAKE VIEW  
8201 NO. ASHLAND AVE.  
CHICAGO, ILLINOIS 60667

THIS INSTRUMENT WAS PREPARED BY:

*Keith Jay Lueder*  
2515 N. Fullerton  
Chicago, Ill. 60647  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE. CHICAGO, ILL. 60667  
312/525-2180

Property of Cook County Clerk's Office

88442319



I, *Sharon Johnson*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *Hillie Pagan* 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 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 *22nd* day of *June*, A. D. 19*88*.

#1500