

88161224

This Indenture, WITNESSETH, That the Grantor EUNICE SANDERS, DIVORCED AND NOT SINCE REMARRIED

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Six Thousand and 0/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA \$6,000.00

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 Seven (7) in Block Seven (7) in B.W. Woods Normal Park Subdivision of the South West quarter of the North West quarter (except railroad) in Section Twenty-eight (28), Township Thirty-eight (38) North, Range Fourteen (14) East of the Third Principal Meridian, in Cook County, Illinois; subject to race restrictions of record and to 20' building lines as shown on plat of said subdivision, and commonly known as 7426 South Union Avenue, Chicago Illinois. Permanent Real Estate Index Number: 20-28-119-019.

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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 Eunice Sanders divorced and not since remarried,

justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 118.18 each until paid in full, payable to

Selby Builders Assigned To: Insured Financial Acceptance Corporation 4455 W. Montrose Ave. Chicago, IL 60641

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (2) To pay prior to the first day of June in each year, all taxes and assessments... (3) Within sixty days after destruction or damage to rebuild or restore all buildings or improvements... (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... (6) To place such insurance in companies acceptable to the holder of the first mortgage... (7) To pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable... (8) In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due... (9) To procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises... (10) 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... (11) In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest... (12) In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due... (13) In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest... (14) In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due... (15) In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest... (16) In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due... (17) In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest... (18) In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due... (19) In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest... (20) In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due...

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 17th day of July A. D. 1988 Eunice Sanders (SEAL)

FILE SERVICES #

UNOFFICIAL COPY

Box No. ....

Trust Agreement

Eunice Sanders

TO

GERALD E. SIKORA, Trustee

Insured Financial Acceptance Corp.  
4455 W. Montrose Ave.  
Chicago, IL 60641

THIS INSTRUMENT WAS PREPARED BY:

Abe R. Reeder

Selby Builders  
3553 W. Peterson Ave.  
Chicago, IL 60646

MAIL TO:

Insured Financial Acceptance Corp.  
4455 W. Montrose Ave.  
Chicago, IL 60641

186034

88404222

88494888

Property of Cook County Clerk's Office

DEPT-01 RECORDING 14:05:00  
TRAN 1096 10/07/88  
9171 \* 188-64224  
COOK COUNTY RECORDER

State of Illinois }  
County of Cook } ss.  
I, Abe R. Reeder, 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 \_\_\_\_\_ is  
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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1988.  
Eunice Sanders  
Notary Public