

This Indenture, WITNESSETH, That the Grantor JESSIE M. CONNER

of the CITY of CHICAGO, County of COOK, and State of ILLINOIS. for and in consideration of the sum of TWENTY THOUSAND FOUR HUNDRED EIGHTY TWO AND NO/100 Dollars in hand paid, CONVEY AND WARRANT to JAMES V. CARBONE \$20,482.00

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:

Parcel 1. LOT 14 IN BLOCK 1 IN D.S. PLACE'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4224 MONROE, CHICAGO, ILLINOIS TAX ID NUMBER: 16-15-201-030

Parcel 2. LOT 37 (EXCEPT THE WEST 5 FEET AND 1/4 INCH THEREOF) IN CHARLES FOLLANSBEE'S SUBDIVISION OF BLOCK 57 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

Whom as, The Grantor's JESSIE M. CONNER

justly indebted upon ONE (1) installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 258.31 each until paid in full, payable to

INSURED FINANCIAL ACCEPTANCE CORP 4455 W. MONROE Chicago, IL 60641

88-513101

88-513101 R 11-96

The Grantor covenants and agrees as follows: 1) to pay said indebtedness and the interest thereon and to 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 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 compliance with the policy or policies of insurance authorized to place such insurance in compliance acceptable to the holder of the first mortgage indebtedness with coverage effective from the date of the Trust of Mortgage, 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 7) in the event of failure to insure, or pay taxes or assessments, or the prior incumbrances of the premises thereon when due, the grantor or the holder of said indebtedness may procure such insurance, or pay such taxes or assessments, or discharge or purchase any lien or title affecting said premises, to pay all prior incumbrances and the interest thereon from time to time, and all moneys 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 earned interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the date of such default until payment, and the grantor shall be liable to foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured and become due 9) It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of said trust in connection with the trust agreement, including reasonable attorneys fees, outlays for documents, expenses, telegraphical charges, cost of preparing or reporting about and showing the whole title of said premises, and any other expenses and disbursements, 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 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 for a release hereof given, until all such expenses and disbursements, and the costs of suit, including attorneys fees, have been paid The grantor, for each grantor, and the trust, 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 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 grantor, or of his refusal or failure to act, then

John A. Laskey

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 Receiver 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 25th day of OCT. A. D. 19

Jessie M. Conner JESSIE M. CONNER

(SEAL) (SEAL) (SEAL) (SEAL)

UNOFFICIAL COPY

Book No.

# Trust Deed

JESSIE M. CARBONE

TO

JAMES V. CARBONE, Trustee

INSURED FINANCIAL ACCEPTANCE CORP.

4455 N. MONTROSE

Chicago, IL 60641

THIS INSTRUMENT WAS PREPARED BY:

TAD M. JOHNSON

FOR:

INSURED FINANCIAL ACCEPTANCE CORP.

4455 N. MONTROSE

Chicago, IL 60641

MAIL TO:

INSURED FINANCIAL ACCEPTANCE CORP.

4455 N. MONTROSE

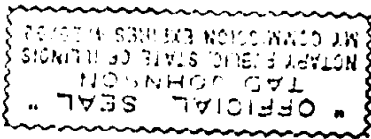
Chicago, IL 60641



186034

Property of Cook County Clerk's Office

101915-58



*Tad Johnson*  
Notary Public

A D 19 *88*

*oct*

day of

Worn under my hand and Notarial Seal, this

is *15* day and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead.

instrument, appeared before me this day in person, and acknowledged that *he* signed, sealed and delivered the said instrument

personally known to me to be the same person whose name *is* subscribed to the foregoing

Notary Public in and for said County in the State aforesaid. Do hereby Certify that

*Jessie M. Carbone*

*the undersigned*

State of Illinois }  
County of Cook }  
155

101915-58