

UNOFFICIAL COPY

8857820.1

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 Five thousand and 0.00 Dollars
in hand paid, CONVEY, AND WARRANT, to JAMES V. CARBONE \$5,000.00

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 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:

Parcel 1: Lot 14 in Block 1 in D.S. Place's Subdivision of the East 1/4 of the NorthWest 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.

Parcel 2: Lot 37 (except the West 5 feet and 4 inch thereof) in Charles Pollansbee'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.

Permanent Real Estate Index Number: 16-15-201-030.

Property Commonly known As: 4224 W. Monroe Street, Chicago Illinois.

Hereby releasing and waiving all rights under and by virtue of the homestead, exempt, or laws of the State of Illinois
IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor Jessie M. Conner

justly indebted upon one retail installment contract bearing even date herewith, providing for 120
installments of principal and interest in the amount of \$ 87.47 each until paid in full, payable to

Globe Builders, Inc.

Assigned To:

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

THE GRANTOR COVENANT AND AGREE AS FOLLOWS: 1. To pay said indebtedness and the interest thereon at 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 receipt therefor; 3. within sixty days after destruction or damage to or removal or removal of any buildings or improvements from said premises that may have been caused or damaged by fire or other cause, to pay all expenses of repairing or replacing same which shall not be committed or suffered; 5. to keep all buildings now or at any time on said premises in a condition to be accepted by the grantee herein, and to be entitled to place such insurance as is acceptable to the holder of the first mortgage, independent of the insurance carried by the grantee, first, to the First Trustee of the Mortgage on the said Mortgagors in the sum and the indebtedness is fully paid; 6. to pay all prior encumbrances, and the interests therein, at any time before the same shall become due and payable.

In the Event of failure to pay taxes or assessments or the like, or to pay same, or to pay interest thereon when due, or the trustee or the holder of said indebtedness, may proceed to recover, or in such case to assess, or discharge or purchase the same, or to sue for the same, or to effect a sale of the same, and the grantor and the interest accrued from time to time, and all money so paid, the grantor agrees to pay immediately without demand and the same with interest from the date of payment at seven percent per annum, shall be so much additional indebtedness secured hereby.

In the Event of a breach of any of the above covenants or agreements the whole of said indebtedness, including principal and interest accrued 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 percent 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 in respect thereof.

If it occurs to the grantor that all expenses and disbursements paid or incurred by him in the collection of the same, including reasonable collectors fees, outlays for documentary evidence, stenographers charges, cost of publishing or compiling abstracts and the like, and premium for foreclosing foreclosures decree — shall be paid by the grantor and the grantee, and the grantee shall be liable for payment of all costs of said indebtedness, as such, may be a party, shall also be paid by the grantor. All such expenses and disbursements by an additional amount, and the grantee shall be liable for a release in any decree that may be rendered in such foreclosure proceedings, which proceeding may be instituted in the name of the grantee, and the grantee shall be liable for all costs of such proceeding, and of the fees, expenses, services given, until all such expenses and disbursements, and the costs of such release, are paid by the grantee, and the grantee shall be liable for all expenses, administrators and executors of said grantor, and all rights to the possession of, and income in, the premises, pending such foreclosure proceedings, he agrees that upon the filing of any bill to foreclose this True Deed, the court in which such bill is filed, may at once issue a writ of execution in the grantee's favor, and 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

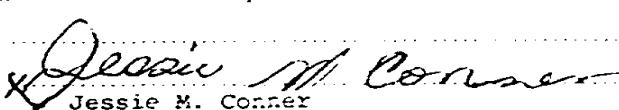
County of the grantee, or of his refusal or failure to act, then

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 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 successors in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 13th day of October 1988

A.D. 1988


Jessie M. Conner

(SEAL)

(SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

Trust Deed

Box No.

Jessie M. Conner

TO

JAMES V. CARBONE, Trustee

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

THIS INSTRUMENT WAS PREPARED BY:

Merrill Litwin

Globe Builders, Inc.

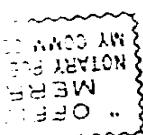
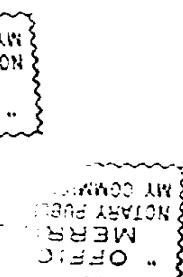
3950 N. Avondale
Chicago, IL 60641

MAIL TO:

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

REC'D 12/19/88
TRIN 12 18 22 26 30 34
4455 W. MONTROSE AVE.
CHICAGO, IL 60641
FACSIMILE 312/522-2044
RECORDED 12/19/88
RECORDED 12/19/88

REC'D 12/19/88
MERRILL LITWIN



I, Jessie M. Connor, the undersigned,
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
subscribed to the foregoing instrument,
instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument
as here, free and voluntarily act, for the uses and purposes herein set forth, including the release and waiver of the rights of homestead
under my hand and Notarial Seal, this 125th day of December, 1988.

I, Jessie M. Connor,
the undersigned,
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
subscribed to the foregoing instrument,
instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument
as here, free and voluntarily act, for the uses and purposes herein set forth, including the release and waiver of the rights of homestead
under my hand and Notarial Seal, this 125th day of December, 1988.

State of Illinois
County of Cook
} 125th

186034

REC'D 12/19/88
MERRILL LITWIN