

THIS IS A UNOFFICIAL COPY

36-55200

This Indenture, WITNESSETH, That the Grantor Dolores Thomas

88001505

of the City of Chicago, County of Cook and State of ILLINOIS
for and in consideration of the sum of Twelve thousand eight hundred and seven ^{60/100} 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 67 in Block 4 in Austin Heights, A Subdivision of Blocks 1, 2, 3 and 4 of A. J. Knisely's Addition to Chicago; A Subdivision of All that part of the Northeast 1/4 of Section 17, Township 39 North, Range 13, lying North of the South 108 Acres thereof lying East of the 3rd Principal Meridian in Cook County, Illinois

Commonly known as 18 South Menard
P.I.N. 16-17-202-035 ADD M

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 Dolores Thomas

justly indebted upon one retail installment contract bearing even date herewith, providing for 84
installments of principal and interest in the amount of \$ 142.90 each until paid in full, payable to

House of Beauty Builders, Inc., Assigned to Lakeview Trust & Savings Bank

88001505

THIS GRANTOR covenants and agrees 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 buildings or improvements on said premises that may 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 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 repaid 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 price of incumbrances or the interest 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 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 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 complainant in connection with the foreclosure hereof - including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises including 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 part of said indebtedness, 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, 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 for the heirs, 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 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 grantor, 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 29 day of Oct A. D. 1987

Dolores Thomas

(SEAL)

(SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

Box No. 146

Trust Deed

Dolores Thomas

18. 50. MEDARD

CHICAGO IL 60644

TO

DENNIS S. KANAFA, Trustee

LATELICO BANK

3201 N. ASHLAND

CHICAGO IL 60657

THIS INSTRUMENT WAS PREPARED BY:

House of Beauty Builders

2959 W. Belmont

CHICAGO IL 60618

LAKE VIEW TRUST AND SAVINGS BANK

3201 N. ASHLAND AVE., CHICAGO, IL 60657

312/525-2180

12.00

DEPT-01

T#4444

TRAN 1926 01/04/88 11:25:00

#5949 # D *-88-001505

COOK COUNTY RECORDER

\$12.00

88001505

NOTARY PUBLIC, State of Illinois
My Commission Expires 9/29/90
SAMI SOROKA
"OFFICIAL SEAL"

Notary Public

day of ... A. D. 19 87

Given under my hand and Notarial Seal, this

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as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

personally known to me to be the same person, whose name

is

subscribed to the foregoing

I, Sam Soroka, a Notary Public in and for said County, in the State aforesaid, Do hereby certify that Dolores Thomas

State of Illinois }
County of Cook }
555

88001505