

88016514

This Indenture, WITNESSETH, That the Grantor *Lillie May Brazier*

of the *City of Chicago* County of *Cook* and State of *Illinois*

for and in consideration of the sum of *1000* Dollars in hand paid, CONVEY AND WARRANT to *J&S ACCEPTANCE*

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 28 IN BLOCK 2 IN A.O. TAYLOR'S ADDITION TO BROADWAY, BEING A SUBDIVISION IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS*

TRAC # 31-526-021 FEO3

Commonly known as: 1726 S STEWART

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.

WHERAS, THE GRANTEE *Lillie May BRAZIER*

justly indebted upon *one* retail installment contract bearing date *3/6/36* in the amount of *\$ 57.95*

installments of principal and interest in the amount of *\$ 57.95* *Chicago Number 4 Construction and assigned to J&S ACCEPTANCE*

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The GRANTEE covenant and agree as follows: 1. To pay said indebtedness, and the interest thereon, when due, in and by said notes provided in accordance to any agreement extending time of payment, 2. To pay prior to the first day of due in each year, all taxes and assessments against said premises, and on demand to satisfy the same, 3. To keep all buildings or improvements on said premises that may have been destroyed or damaged, or that have been threatened to be destroyed or damaged, in repair and in good condition, and to cause to be insured by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with the clause attached pasting on the first Trustee in Mortgage, and second, to the Trustee herein as their interests may appear, what policies shall be left and remain with the said Mortgagees or Trustee, until the indebtedness is fully paid, 4. To pay all prior encumbrances, and the interest thereon, at the time of times when the same shall become due and payable, 5. In the event of failure to insure, or pay such taxes or assessments, or the prior encumbrances, or the interest thereon, when due, the holder of said indebtedness may procure such insurance, or pay such taxes or assessments, or discharge or purchase any lien or other affecting said premises, or pay all such encumbrances and the interest thereon from time to time, and all money so paid, the grantee agrees to repay immediately, without demand and without any right of redemption, from the date of payment of seven per cent, per annum, until so much additional indebtedness is secured hereby, 6. 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 be the property of the legal holder thereof, without notice, become immediately due and payable, and such interest thereon from time to time, at least per cent, per annum, and the recipient of the foreclosure thereof, or by suit at law, of both, the same as if of said indebtedness had then matured by express terms, 7. It is alleged to the grantor that all expenses and disbursements paid or incurred, in connection with the foreclosing proceedings, including the costs of advertising and the costs of a sale, shall be paid by the grantor, and the like expenses and disbursements incurred in any such proceeding against the grantee or any holder 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 such, and no deed in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether before or after said indebtedness has been entered in suit, shall be subject to the case hereof given, until all such expenses and disbursements, and the costs of suit, including such time as has been paid, the grantor of said grantor, and for the benefit, execution, administration and assigns of said grantor, shall be paid in the possession of, and income from, said premises pending any 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 Member of Board 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 the reasonable charges.

Witness the hand and seal of the grantor this *9* day of *July* A.D. 19*37*
Lillie May Brazier SEAL

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UNOFFICIAL COPY

Box No.

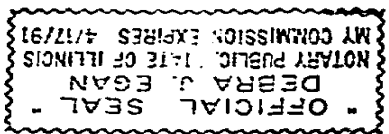
Trust Deed

THIS INSTRUMENT WAS PREPARED BY:

J. BERMAN JR.

JCS ACCEPTANCE
2344 N. CIEGLO
CHICAGO IL

Property of Cook County Clerk's Office



Given under my hand and Notarial Seal, this 10 day of November, A. D. 1987.

personally known to me to be the same person, whose name is 10 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.

I, DEBRA J EGAN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ILLIC MRY BPOZZIER

State of Illinois }
County of Cook }
SS. }

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