

This Indenture, WITNESSETH, That the Grantor Donald Lewis and wife
Lilphua as joint tenants

of the City of Chicago County of Cook and State of Ill
for and in consideration of the sum of THREE THOUSAND SIX HUNDRED ONE Dollars
in hand paid, CONVEY. AND WARRANT. 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 fol-
lowing 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 6 in Lane's Subdivision of the West 1/2 of the
Southwest 1/4 of the Northwest 1/4 of the
1/4 of Section 17, Township 32 North, Range 14, East
of the 2nd Principal meridian in Cook County, Ill

Chicago, Ill. 60112-5
First 2117-304-024
E.H.D.

88089044

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 Donald Lewis and wife Lilphua as joint tenants
justly indebted upon one retail installment contract bearing even date herewith, providing for 24
installments of principal and interest in the amount of \$ 159.97 each until paid in full payable to
Harden-Lavin Htg assigned to Lakeview Bank.

THE GRANTOR covenants and agrees as follows: 1. To pay said indebtedness, and the interest thereon, as set forth 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 rebuild or restore all buildings or improvements on said premises that may be needed, repaired or damaged; 4. That made to said premises shall not be removed or suffered; 5. To keep all buildings now or at any time on said premises insured in companies that may be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with the proviso attached herein to the first Trustee or Mortgagee, 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 encumbrances, 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 discharge or purchase any lien or title affecting said premises or pay all or any part of the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand, and the same will be added to 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 interest then due, 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, until the same is fully paid; 9. If in Accord by the grantor that all expenses and disbursements paid or incurred in behalf of any applicant in connection with the foregoing, to-wit: the usual reasonable solicitor's fees, outlays for documentary evidence, photostatic charges, cost of preparing or completing abstract showing the whole title of said premises, and the recording fee, 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 his part of said indebtedness, as such, may be a party, shall also be paid by the grantor; 10. All such expenses and disbursements shall be an additional lien upon said premises, shall be paid in 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 dissolved, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid; 11. 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, with 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 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 to receive the same, without any reasonable charges.

Witness the hand and seal of the grantor this 25 day of November A.D. 1987

Donald Lewis
Lilphua

SEAL
SEAL
SEAL
SEAL

UNOFFICIAL COPY

Box No. 146

Trust Deed

Donald & Stephen Deere
6012 S. DuSable
Chicago, Ill. 60636

TO

DENNIS S. KANARA, Trustee
Fidelity Trust Bank
3301 N. Ashland Ave.
Chicago, Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:

Harold - Trustee
3393 W. 59th St.
Chicago, Ill. 60639
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
3121525-2180

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Property of Cook County Clerk's Office

88-089044
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#8928 # D * 88-089044
COOK COUNTY RECORDER

I, Bonnie T. Boett
a Notary Public in and for said County, in the State aforesaid, Do hereby certify that Dennis Kanara
personally known to me to be the same person whose name subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he 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 19th day of August, A. D. 19 87
Bonnie T. Boett
Notary Public

State of Illinois }
County of Cook }