

88193219

This Indenture, WITNESSETH, That the Grantor Rose Koonce

of the City of Chicago County of COOK and State of ILLINOIS
for and in consideration of the sum of Eighty Six Hundred Fourteen and 00/100 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 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:

Lot 24 in Block 14 in E.A. Lamphere's Addition to Englewood, Being a Subdivision of Block 1 to 13, inclusive & W 1/2 of Block 16 in Section 19, Subdivision of E 1/2 of SW 1/4 of Section 19, Township 38 N., Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

Commonly known as: 1634 W 68th St
Real Estate #: 20-19-406-042

88-193219

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 Rose Koonce

justly indebted upon one retail installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 143.54 each until paid in full, payable to Diamond Remodeling Lumber & Supply Co. Assigns TO LAKEVIEW BANK & TRUST Co.

SEPT-01 12.00
78444 TRAN 2297-05/06/88 10:26:00
#1484 # P. # 55-193219
COOK COUNTY RECORDER

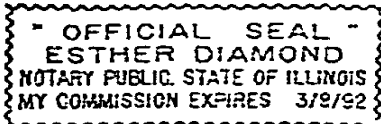
THE GRANTOR covenants and agrees as follows: 1. To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment. 2. To pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor. 3. Within sixty days after destruction or damage to rebuilt or restore all 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 on companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable to, or 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 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 or the interest thereon when due, the grantee 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 to pay all such 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. 8. In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued 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, which is 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. 9. It is agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure thereof - including reasonable solicitor's fees, outlays for documentary evidence, advertisement's charges, cost of printing or compiling abstract showing the whole title of said premises, including foreclosing decree - shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee 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 taxed 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 void, nor a release thereof 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 if he be deceased, administrator and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 in 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 grantee 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 9th day of _____ A. D. 19__

Rose Koonce
Mrs. Rose Koonce Smith



12.00

UNOFFICIAL COPY

Box No. 144

Trust deed

Rose Keoack
1103 1/2 W. Lake St.
Chicago, Ill. 60634

TO
DENNIS S. KANARA, Trustee
Lakeview Savings Bank
1301 N. Ashland Ave.
Chicago, Ill. 60642

LAKEVIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, ILL. 60657
312/525-2180

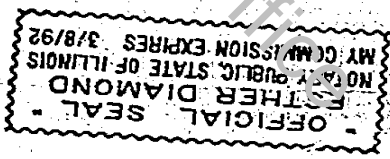
THIS INSTRUMENT WAS PREPARED BY:

James J. Pomeroy
474 W. Peterson
Chicago, Ill. 60604

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Property of Cook County Clerk's Office

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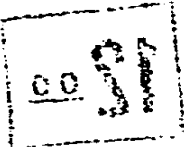


Esther Diamond
Notary Public

Given under my hand and Notarial Seal, this _____ day of _____ A. D. 19____

personally known to me to be the same person, whose name _____ instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

I, *Esther Diamond*, Notary Public in and for said County, in the State aforesaid, do hereby certify that _____



State of Illinois }
County of Cook }
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