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This Indenture, WITNESSETH, That the Grantor Leonard Stewart, Jr. and Barbara Stewart (J)

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

for and in consideration of the sum of Four thousand eight hundred & 00/100 Dollars in hand paid, CONVEY AND WARRANT to Gerald E. Sikora, 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:

1032 W. 108th Pl. Chicago, IL Lot 35 in block 6 in Manchester Land and Investment Co's Subdivision of blocks 1, 4 & 6 in George C. Street's Subdivision of the West 1/2 of the Southeast 1/4 of Section 17, and the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 20, all in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PIN#25-17-405-035

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 Grantors Leonard Stewart, Jr. and Barbara Stewart (J)

justly indebted upon one retail installment contract bearing even date herewith, providing for 36 installments of principal and interest in the amount of \$169.81 each until paid in full, payable to

1st Metropolitan Builders assigne to Insured Financial Acceptance Corp.

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The Grantors covenant and agree 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 rebuild 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 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 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.

In the Event of failure to insure, or pay 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 agree 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 earned 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 solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure 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 dissolved, 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 and 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

I Grant E. Reed 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 21 day of April A. D. 19 88

X Leonard Stewart Jr (SEAL)
X Barbara Stewart (SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

Box No.

Trust Deed

Leonard Stewart Jr
And Barbara Stewart (J)
TO

Gerald E. Sikora, Trustee

INSURED FINANCIAL ACCEPTANCE CORP.
4455 WEST MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:

THO M. Johnson

INSURED FINANCIAL ACCEPTANCE CORP.
4455 WEST MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

Property of Cook County Clerk's Office

" OFFICIAL SEAL "
ANDREA R. KLUSENDORF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/2/91

Notary Public

day of A. D. 19.....

(Written under my hand and Notarial Seal, this

as the instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument

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

subscribed to the foregoing

Barbara Stewart (J)

Leonard Stewart, Jr., and

Andrea R. Klusendorf

Notary Public in and for said County, in the State aforesaid, do hereby certify that Leonard Stewart, Jr., and

Barbara Stewart (J)

Andrea R. Klusendorf

State of Illinois }
County of Cook }

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