

This Indenture, WITNESSETH, That the Grantor

WILLIAM CLARK & STEPHANIE CLARK

of the CITY of CHICAGO, County of COOK and State of ILLINOIS
for and in consideration of the sum of FOUR THOUSAND NINE HUNDRED SEVENTY-THREE & 38/100 Dollars
in hand paid, CONVEY, AND WARRANT, to DENNIS S. KANARA, Trustee (\$4,973.28)

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 agreement 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 1 in Brandt's Resub. of part of the W 1/2 of Lot 13 and part of the E 1/2 of Lot 14 in
Andrew's Sub. of the E 1/2 of the SW 1/4 and the SE fractional 1/4 of Section 28, Township
37 North, Range 14, East of the Third Principal Meridian, N of the Indian Boundary line
in Cook County, Illinois.

P.I.N. 25-28-412-040
MORE COMMONLY KNOWN AS: 12507 PRINCETON CHICAGO, ILLINOIS

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
IS TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein

Whereas, The Grantor's WILLIAM CLARK & STEPHANIE CLARK

justly indebted upon one real estate installment contract bearing even date herewith, providing for 48
installments of principal and interest in the amount of \$ 103.61 each until paid in full, payable to

THE FINANCIAL CENTER OF ILLINOIS
ASSIGNED TO: LaSALLE BANK LAKEVIEW

THE GRANTOR covenant and agree as follows: 1. To pay said indebtedness, and the interest thereon herein and the said notes provided for 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 upon said premises, and to demand to receipt receipts therefor.
(3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises, if they have been destroyed, damaged or that waste to said
premises shall not be committed or suffered. 4. To keep all buildings, now or at any time or said premises, insured in companies approved by the grantee herein. Also, hereby au-
thorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness with respect to the first Trustee or Mortgagee, and
second, to the Trustee herein as their interests may appear, when policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid. 5. 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 so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, or to pay interest on the holder of said indebtedness,
may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien on the above said premises, 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 accrued interest shall, at the option of the
legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time to time at the rate of seven per cent per annum, shall be recoverable by
foreclosure thereof, or by suit at law, or both, the same as if of said indebtedness had then matured to require same.

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of the grantee or of the construction, with the necessary expenses, including reasonable
solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing all trust deeds, the whole of which shall be a part of said indebtedness,
shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or proceeding where 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, in addition to the above said premises, secured by said notes and included
in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decreed or not, shall have full effect and force, and shall not be subject to a release
hereof, until all such expenses and disbursements, and the costs of suit, including solicitor's fees, have been paid. The grantor, her said grantor, and by 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 and succeed 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 charge.

Witness the hand, Seal and S. of the grantor S. this 20th day of JULY, A. D. 1989

William Clark
Stephanie Clark

SEAL
SEAL
SEAL
SEAL

263946897

89446897

UNOFFICIAL COPY

Doc No. 176

# Trust Deed

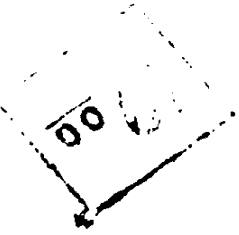
*Handwritten:* 2807 S. Michigan Ave. Chicago, Illinois 60607

DENNIS S KANARA, Trustee

LASKIE BARTLETT  
3201 N. Ashland Ave.  
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

*Handwritten:* Dennis S Kanara  
2807 S Michigan Ave  
Chicago, Illinois 60607



Property of Cook County Clerk's Office

DEPT-01  
\$12.00  
COOK COUNTY RECORDER  
1467 A \*-89-446897  
11111 TRAN 2804 09/21/89 11:40:00

NOTARY PUBLIC  
DOUGLAS SCHINEBELI  
My Commission Expires 1-14-91

*Handwritten signature of Douglas Schinebelle*

20th JULY 89

I, **DOUGLAS SCHINEBELI**, Notary Public for said County, in the State of Illinois, do hereby certify that **WILLIAM CLARK & STEPHANIE CLARK**, personally known to me to be the same person **S** whose name **S** **WERE** subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that **T** he **Y** signed, sealed and delivered the said instrument as **THEIR** free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of Illinois  
County of Cook  
DU PAGE } 55.