

This Indenture, WITNESSETH, That the Grantor is RAYMOND JOHNSON, A Bachelor

of the City of Chicago, County of Cook and State of ILLINOIS
for and in consideration of the sum of Three Thousand and 0/100 Dollars
in hand paid, CONVEYS AND WARRANTS to JAMES V. CARBONE \$ 3,000.00

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 4 IN SUBDIVISION BLOCK 3 OF BLOCK 5 IN
PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO
IN SECTION 23, TOWNSHIP 39 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
PIN # 16-23-226-024 COUNTY,
1508 S. CHRISTINA, CHICAGO ILLINOIS

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 RAYMOND JOHNSON

justly indebted upon HIS ONE real estate installment contract bearing even date herewith, providing for 12
installments of principal and interest in the amount of \$ 276.12 each until paid in full, payable to

EUROPEAN CRAFTSMAN
ASSIGNED TO:

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

89315930

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 rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; 4) That waste on said premises shall not be committed or suffered; 5) To keep all buildings now or at any time on said premises insured in companies 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, secondly, 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 so to insure, or pay taxes or assessments, or the price hereof, 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 lien or title affecting said premises or part thereof, or the 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 in 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 interest thereon 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 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 term.

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of compliance in connection with the herein are, and shall be, including reasonable notary fees, outlays for documentary evidence, stamp paper charges, cost of preparing or completing abstract showing the whole title of said premises, recording foreclosure decrees, as such, may be a party, shall also be paid by the grantor. All such expenses and disbursements, in addition to any 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 stayed, nor a release bond given, until all such expenses and disbursements, and the costs of suit, including notary fees have been paid. The grantor, his said grantor and his 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 grantee, or of his refusal or failure to act, then

John A. Laskey

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, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 5th day of MAY A. D. 1989

X Raymond Johnson (SEAL)
(SEAL)
(SEAL)
(SEAL)

FILE SERVICES # R7-295

UNOFFICIAL COPY

Box No.

Trust Deed

RAYMOND JOHNSON

TO

JAMES V. CARBONE, Trustee

INSURED FINANCIAL ACCEPTANCE CORP.

4455 WEST MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:

ANDREW K. JANAS

EUROPEAN CRAFTSMAN

3244 N. PILASKI ROAD

CHICAGO IL 60641

NML TD:

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

186624

Property of Cook County Clerk's Office

--89-315930

DEPT-01 \$12.25
T#1111 TRAN 4333 97/12/89 99:48:00
#1257 * 9 * 87 - 215750
COOK COUNTY RECORDER

OFFICIAL SEAL
ANDREW K. JANAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/26/91

Notary Public
Andrew K. Janas

Given under my hand and Notarial Seal, this MAY day of 1989 A. D. 1989

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
as .. free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, ANDREW K. JANAS a Notary Public in and for said County, in the State aforesaid, do hereby Certify that

State of Illinois }
County of Cook }
115

036513639