

This Indenture, WITNESSETH, That the Grantor Jessie M. Hall, divorced and not since remarried

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

for and in consideration of the sum of Fifty Four Thousand One Hundred Twenty and 00/100 Dollars in hand paid, CONVEYS AND WARRANTS to Donald Schneider

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 7, in Civil's Resubdivision of Lots 1 to 10 in Block 1 in Englewood Subdivision in the East Half of the Northwest Quarter of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

95-4-107-003-0000

COMMONLY KNOWN AS: 477 West 87th Street Chicago, Illinois
PERMANENT TAX NO.:

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 Jessie M. Hall, divorced and not since remarried justly indebted upon one retail installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 451.00 each until paid in full, payable to

DONALD SCHNEIDER

DEPT-61 RECORDING
INDEXED SERIALIZED 08/27/90 11 33 AM '90
#3744 *H* 95-415942
COOK COUNTY RECORDER

THE GRANTOR... 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 on 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 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 compliance with policy 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 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 the prior incumbrances or the interest thereon when due, the grantor 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 pay all prior 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.

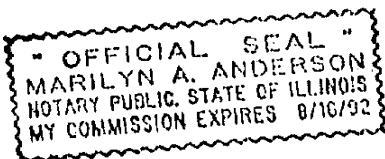
IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and accrued interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent per annum, 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 solicitor's 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 grantor or any holder of any part of said indebtedness, or 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 dismissed, 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... or 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 Witness Whereof, the Grantor, removed or abscinded from said Cook County of the grantor, in and by Robert W. Wilson of said County, is hereby appointed by the last power of this deed, and if for any like cause said first successor fail or refuse to act, then the holder of the trust is hereby empowered to appoint a new successor in trust through a resolution of the 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 the reasonable charges.

Witness the hand... and seal... of the grantor... this 21st day of AUGUST, A. D. 19 90

Jessie M. Hall (SEAL)
Jessie M. Hall (SEAL)



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UNOFFICIAL COPY

Page No.

Trust Book

Jessie M. Hall, divorced

Add not reprinted

TO

THIS INSTRUMENT WAS REPAIRED BY:

M. Anderson

6301 N. Pulaski St.

Chicago, IL 60646

MAIL TO:

BUDERT CONSTRUCTION CO.

6307 N. Pulaski Rd.

Chicago, IL 60646

Property of Cook County Clerk's Office

OFFICIAL SEAL
MARRILYN A. ANDERSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/16/92

Notary Public

Marilyn A. Anderson

day of ... 1992

2191

I, *Marilyn A. Anderson*, Notary Public in and for Cook County, in the State of Illinois, do hereby certify that *Jessie M. Hall*, divorced, and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Illinois

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