

UNOFFICIAL COPY

90449201

This Indenture, WITNESSETH, That the Grantor ... Cherry L. Watson, 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 Seventeen thousand five hundred and 00/100 Dollars in hand paid, CONVEYS AND WARRANTS to BUDGET CONSTRUCTION CO.

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 51 IN BLOCK 1 OF P.L.R. ADDITION TO PULLMAN, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 10629 S. Champlain Chicago, Illinois PERMANENT TAX NO. 25-15-228-915

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 Cherry L. Watson divorced and not since remarried

justly indebted upon ONE real estate installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 24.96 each until paid in full, payable to

BUDGET CONSTRUCTION CO.

This Grantor ... covenant ... and agree ... as follows: (1) To pay said indebtedness, and the interest thereon ... (2) To pay prior to the first day of June in each year, all taxes and assessments ... (3) To keep all buildings now or at any time on said premises ... (4) To pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable ... (5) To pay all taxes of assessments, or discharge or purchase any lien or title affecting said premises ... (6) To pay all 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 ... (7) 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, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all said indebtedness had then matured by express terms ... (8) 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 preparing 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 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 levied 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 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 ... as to the heirs, executors, administrators and assigns of said grantor ... waives ... all right in 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 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 Thomas F. Bussoy 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 19th day of AUGUST, A. D. 1990

Cherry L. Watson (SEAL) Cherry L. Watson

(SEAL)

(SEAL)

(SEAL)

90449201

UNOFFICIAL COPY

Box No.....

# Trust Deed

Cherry L. Watson, divorced.

and not since remarried

TO

BUDGET CONSTRUCTION CO.

THIS INSTRUMENT WAS PREPARED BY:

N. Hartmann  
6307 N. Pulaski Rd.  
Chicago, IL 60646

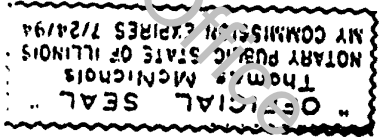
MAIL TO: BUDGET CONSTRUCTION CO.

6307 N. Pulaski Rd.  
Chicago, IL 60646

10261506

90449201

Property of Cook County Clerk's Office



day of August, A. D. 1990.

*[Signature]*  
Notary Public

I, Thomas J. McNichols, a Notary Public in and for said County, in the State aforesaid, Do hereby certify that Cherry L. Watson, divorced, and, not being, married, personally known to me to be the same person, whose name instrument, appeared before me this day in person, and acknowledged that she subscribed to the foregoing as, that, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, when under my hand and Notarial Seal, this 14th

State of Illinois }  
County of Cook }

00213801

10261506

DEPT-01 RECORDING 13.25  
103333 TRAN 6270 09/14/90 10:34:00  
47984 \* -90-449201  
COOK COUNTY RECORDER