

UNOFFICIAL COPY

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This Indenture, WITNESSETH, That the Grantor,

Ruth M. Crook (widow)

+...kimberly...Kirmse

of the ... CITY ... of ... C.R.K. & K COUNTY of ... COOK ... and State of ... ILLINOIS ...
for and in consideration of the sum of ... SEVEN ... T. H. DOLLARS AND SEVEN HUNDRED FIFTY + $\frac{3}{4}$ DOLLARS
in hand paid, CONVEY. AND WARRANT ... to ... DENNIS S. KANARA, Trustee ... (S. T. 1.50.00) ...

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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the ... CITY of OAK PARK county of ... COOK and State of Illinois, to-wit:
Lat. 26 and the S. 8 1/3 feet of Lat. 27 in Block 7 N.
Austin Park a Subdivision in The E 1/2 of the
S.W. 1/4 of Section 13 Township 39 North, Range 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, in Cook County,
ILLINOIS.

MORE COMMONLY KNOWN AS: 1237 So. Humphrey..... OAK Park, I.L.
p.i.n. 16-17-314-026

Whereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.
In *Trustee*, nevertheless, for the purpose of as far as performance of the covenants and agreements herein.

WHEREAS The Grantor's CYTH M. ORR RONK WIDOW,

justly indebted upon..... ONE retail installment contract bearing even date herewith, providing for
installments of principal and interest in the amount of \$..... 157.15 each until paid in full, payable to
THE FINANCIAL CENTER OF ILLINOIS.....
ASSIGNED TO: laSalle bank lakeview.....

90508430

*The Grantor... covenants... and agrees... as follows: (1) To pay said indebtedness, and the interest thereon, in cash and in said notes provided, or otherwise as may
agreement, concerning 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 rents to said
premises shall not be commuted or sublet; (5) to keep all buildings now or at any time on said premises insured in company 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 stated and payable first, to the first Trustee or Mortgagors, and
assured, to the Trustee herein, that their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustee, until the indebtedness is fully paid; (6) to pay
all prior indebtedness, and the interest thereon, at the same time when the same shall become due and payable.*

*In case of default as to interest, or to pay taxes or assessments, or the prior indebtedness or the interest thereon when due, the grantee or the holder of said indebtedness,
may procure such insurance, or any stock taken, or discharge or purchase any tax item or title affecting said premises or any part thereof, or the interest
thereon from time to time, and the money so paid, the grantee... agrees... to repay immediately without demand, and the same with interest thereon from the date of payment at*

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, (including principal and accrued interest thereon), 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 suit, action, or otherwise.

foreclosure thereof, or by suit at law, or both, the same as *M-41* of said indebtedness and then immediately upon payment in full, in connection with the foreclose or removal — including reasonable collection fees, mileage for documentary evidence, stenographer's charges, cost of preparing or transcribing documents showing the whole title of said property, or a releasing instrument, decree shall be paid by the grantee . . . and the like expenses and disbursements, caused by any suit or action, whether the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantee . . . All such expenses and disbursements, as hereinabove set forth, shall be paid by the grantee . . . and if there be any additional legal expenses and premiums, arising out of or as costs and included in any decree that may be rendered in such foreclosure proceeding, whether it be rendering, whether any decree of sale shall have been entered or not, shall not be so levied, nor a release hereof given, until all such expenses and disbursements, and the cost of suit, including collection fees, have been paid. The grantee . . . and said grantor . . . shall for the above amounts administrators and executors of said grantee . . . waive . . . and release to the plaintiff in the institution of, and issuance from, said process, pending such foreclosures proceedings, and agree . . . that upon the filing of any bill to foreclose this Trust Deed, the court in whom such case will be tried, may at their own wisdom give notice to the said grantee . . . or to any party claiming under said grantor . . . and will a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

In case of the death, removal or absence from said **Cook**..... County of the grantee, or of his refusal or failure to act, then

Thomas F. Bussey. ... and County to hereby appoint to be first successor to this trust; and if for any like cause said first successor fail or refuse to act, the person who shall then be the owner of record of Deeds of said County to hereby appoint to be second successor to this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successors in trust, shall release said premises to the party entitled, on receiving his

Witness the hand, S, and seal S of the Notary C, this 3rd day of October A.D. 1920.

⑧...R. M. C. G. ...
⑨...D. L. C. G.

A.D. 1890

(SEAL)

(SEAL)

100

State of Illinois
County of Cook

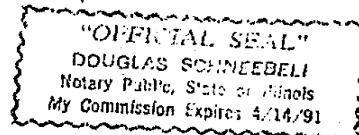
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I, Douglas Schneebeli:

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Ruth Ann Cronin, Kimberly Klimek,

personally known to me to be the same person, whose name is S.,
.....S......ARE....., subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that they 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.

Given under my hand and Notarial Seal, this 3rd day of Oct. A.D. 1990.



DEPT-01 RECORDING \$13.00
7#1111 TRAN 8526 10/17/90 12:02:00
#4977 A - 90-508430
COOK COUNTY RECORDER

RECEIVED

90508430

Box No. 144.

Trust Deed

Ruth Ann
1037 S. Humboldt
Chk Pk. #60504

TO

PENNIS S. KANARA, Trustee
LASALLE BANK-LAKEVIEW
3201 N. ASHLAND AVE.
CHICAGO, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

Douglas Schneebeli

420 N. Damen
Logan, IL 60151
LaSalle Bank-Lakeview

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