

This Indenture, WITNESSETH, That the Grantor Thomas C. Korsch, Kathleen A. Korsch and Myrtle L. Neill

of the town of Northlake, County of Cook and State of Illinois for and in consideration of the sum of Three Thousand Eight Hundred and 00/100 Dollars

in hand paid, CONVEY AND WARRANT to THOMAS J. MICHELSON, Trustee 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 town of Northlake County of Cook and State of Illinois, to-wit:

Lot 15 in Block 20 in Midland Development Company's Northlake Village Unit No. 3 being a subdivision of part of the South half of Section 32, Township 40 North, Range 12, east of the third Principle Meridian in Cook County, Illinois.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PRIVATE, PUBLIC AND UTILITY EASEMENTS, ROADS & HIGHWAYS, PARTY WALL RIGHTS AND AGREEMENTS, EXISTING LEASES AND TENANCIES, SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED, UNCONFIRMED SPECIAL CAREER OR ASSESSMENTS, GENERAL TAXES FOR 1988 AND SUBSEQUENT YEARS, Commonly known as 174 N EDWARDS NORTHLAKE, PIN 1233-000 015

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 Thomas C. Korsch, Kathleen A. Korsch and Myrtle LO Neill

justly indebted upon one (1) installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$8,90 each until paid in full, payable to

Imperial Home Loans assigned to Spark

DEPT-01 RECORDING T#3333 TRAN 0528 11/26/90 11:31 AM \$13.00 #8328 # C \*90-573263 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 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 to said premises shall not be committed or suffered, (5) to keep all buildings now or at any time on said premises insured by companies 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 clauses to be selected by the grantee herein, who is hereby authorized, 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 mature, or pay taxes or assessments, or the prior incumbrances or the interest thereon, then due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or file affecting said premises or 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 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 earned 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

If assigned by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the enclosure hereof including reasonable solicitors 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 grantee or any holder of any part of said indebtedness, 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 premises, and for the heirs, executors, administrators and assigns of said grantor waives 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 ROBERT W. WILSHE of said County is hereby appointed to be next successor in this trust, and if for any like cause said first successor fail or refuse to act, then the holder of the note is hereby empowered to appoint a new successor in trust through a resolution of the board. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises in the party entitled, on receiving his reasonable charges

Witness the hand and seal of the grantor this 17th day of October A. D. 19 90

Thomas C. Korsch (SEAL) Kathleen A. Korsch (SEAL) Myrtle L. Neill (SEAL)

UNOFFICIAL COPY

Box No. 146

# Trust deed

*Robert & Dorothy ...  
1st of Edward ...  
Not to be used as copy*

TO  
THOMAS J. MICHELSON, Trustee  
LASALLE BANK-LAKE VIEW  
3201 N. ASHLAND AVE.  
CHICAGO, IL. 60657

THIS INSTRUMENT WAS PREPARED BY:  
*Business & Finance & Accounting Practices*  
3415 W. Downing PK Rd  
LaSalle Bank Lake View  
Chicago, IL 60657

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Act Sec. 4  
Per. \_\_\_\_\_ 3 Cook County Ord. 95104 Per. \_\_\_\_\_  
Date \_\_\_\_\_ Sign. \_\_\_\_\_

I, *Margaret A. Margie*  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
personally known to me to be the same persons, whose names \_\_\_\_\_  
instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_  
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead,  
\_\_\_\_\_ under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 90  
Notary Public: *Margaret A. Margie*  
*172*

9332506