

This Indenture, WITNESSETH, That the Grantor  
Lonnie J Haslerig & John Calhoun

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of EIGHT THOUSAND TWO HUNDRED THIRTY SIX 20/100 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 everything 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 130 IN DOWNING AND PHILLIPS NEARLAD PARK ADDITION,  
Being a subdivision of 400 E 1/2 of the NE 1/4 of Section 24,  
Township 38 NORTH, Range 14, East of the Third Principal  
Meridian (except the 1/2 acre tract) in 1961  
Commonly known as 7243 S. GREEN  
P.E.N. 20-92-215-017

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 Lonnie J Haslerig & John Calhoun  
justly indebted upon one (1) installment contract bearing even date herewith, providing for 84  
installments of principal and interest in the amount of \$ 233.08 each until paid in full, payable to

Blue Ribbon Remodeling Co Inc assigned to Lasalle Bank  
RECORDING  
T63333 TRAN 0528 11/26/90 11:33  
#8335 C # -90-57327  
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 and premises, if any 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 or 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 clause, and payable 70% 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 so to insure, 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 title affecting said premises or pay all prior incumbrances and the interest thereon from time to time, and all moneys 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 been so 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 attorney'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, as accounted by any suit or proceeding wherein the grantee or any holder of any part 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 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 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 purpose, and for 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 the event of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then 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, 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 to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 28 day of September A. D. 19 90  
Lonnie J Haslerig (SEAL)  
John Calhoun (SEAL)

90573270

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UNOFFICIAL COPY

Box No. 146

# Trust Book

*Thomas J. Haslerig & John Calhoun*  
Trustees  
Chicago & Co. Inc.

THOMAS J. HASLERIG, Trustee  
LAKELAND BANK, LAKELAND  
3201 N. ASHLAND AVE.  
CHICAGO, ILL. 60657

THIS INSTRUMENT WAS PREPARED BY:

*Blue Ribbon Promotions*  
*5110 Grand Avenue 105*  
*Chicago, IL 60631*  
*LaSalle Bank Lake View*

Property of Cook County Clerk's Office

Exempt under Paul Estate Transfer Tax Act, 1917  
Par. \_\_\_\_\_ of Cook County Ord. 95104 Par. \_\_\_\_\_  
Date \_\_\_\_\_ Sign. \_\_\_\_\_

I, *Edward Stern*  
County of Cook  
State of Illinois }  
Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Lionel J. Haslerig & John Calhoun  
personally known to me to be the same persons whose names  
instrument, appeared before me this day in person, and acknowledged that the X signed, sealed and delivered the said instrument  
in their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.  
(Given under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_)  
*My Commission Expires 6/30/1991*  
*Edward Stern*  
Notary Public

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