

This Indenture, WITNESSETH, That the Grantor Dhafir Maalik and Sahirah Maalik, his wife

4324th S. Ellis
of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Eight Thousand Dollars & NO/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 City of Chicago County of Cook and State of Illinois, to-wit:

Lot 6 in C. Bartons Subdivision of Block 1 in Walker and Stinson's Subdivision of the W 1/2 of the SW 1/4 of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 4324 S. Ellis, Chicago

P.E.N # 20-22-301-044

SEPT-01 RECORDING 103.00
135733 IRAN 7466 01/26/90 1154 1800
#2588-4 C. # 90-042706
COOK COUNTY RECORDER

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 Dhafir Maalik and Sahirah Maalik, his wife

justly indebted upon one real estate installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 195.77 each until paid in full, payable to

Sav-Mor Construction Co., Inc.

90-042706 assigned to

LaSalle Bank Lakeview 90042706

THE GRANTOR... covenants... and agrees... 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 in companies 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 therein payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as their interests may appear; which policies shall be kept 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 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 tax lien or title affecting said premises, or pay any prior incumbrance 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 all unpaid 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.

IN WITNESS WHEREOF, the Grantor... and I, Robert W. Wilshe, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County. Witness my hand and seal of said County at Chicago, Illinois, this 18th day of November, A. D. 1989.

Witness the hand and seal of the grantor this 18th day of November, A. D. 1989

Dhafir Maalik (SEAL)

Sahirah Maalik (SEAL)

(SEAL)

(SEAL)

1300

UNOFFICIAL COPY

Doc No. 144

Trust Deed

Dhafir & Sahirah Maalik
4324 S. Ellis
Chicago, IL 60653

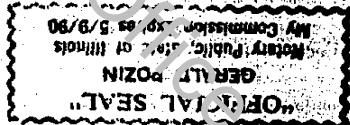
TO

THOMAS J. MICHELSON, Trustee
LASALLE BANK LAKE VIEW
3201 NO. ASHLAND AVE.
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:
Sav-Mor Construction
4868 Demster St
Skokie, IL 60076
LaSalle Bank Lake View

Property of Cook County Clerk's Office

90042706



[Signature]
Notary Public

November 18th A.D. 19 89

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dhafir Maalik and Sahirah Maalik, his wife 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 the signed, sealed and delivered the said instrument and the voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of Illinois }
County of Cook }