

44-57184

This Indenture,

WITNESSETH, That the Grantor

Marvel Williams and Vert Lee Williams

of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of Twenty Five Thousand Dollars no/oo 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 65 in Resubdivision of Lots 18 to 33 both inclusive in Block 1; South 1/2 of Lot 15 and Lots 16 to 46 both inclusive in Block 2; Lots 1 to 48 both inclusive in Block 7; Lots 25 to 48 both inclusive in Block 8 of Richardson's Subdivision of the NE 1/4 of the NE 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Signature of Thomas J. Michelson, Trustee

DEPT-01 RECORDING 14111 TRAM 3589 09/13/90 10:31:00 428437A \*90-392481 COOK COUNTY RECORDER \$13.00

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois IS Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein

WHEREAS, The Grantors Marvel Williams and Vert Lee Williams

justly indebted upon one retail installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 421.40 each until paid in full, payable to

Mid-City Lumber & Supply Co., Inc. Assigned to Lakeview Trust & Savings Bank

90392481

The Grantors 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 in companies authorized 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 attached payable first 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; (7) in the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when 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 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 with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby; (8) in the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all taxes or 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; (9) It is agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foregoing, and including reasonable solicitor's fees, outlays for documentary evidence, stamp paper charges, cost of procuring or compiling abstract showing the whole title of said premises, or legal foreclosure decree 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 or costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall be ordered or not, shall not be stayed, 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, as grantor 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 Debt, 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 his 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 26th day of March, A. D. 1990

Signature of Marvel Williams (SEAL) and Vert Lee Williams (SEAL)

Handwritten number 13

UNOFFICIAL COPY

Box No. 14

# Trust Deed

*Thomas J. Michelson Trustee*  
*3201 N. Ashland Ave*  
*Chicago, Ill 60657*

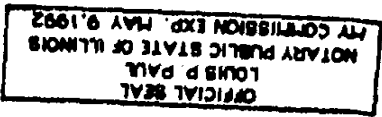
TO

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

THIS INSTRUMENT WAS PREPARED BY:

*Madeline J. Quinn*  
*3325 W. Peterson*  
*Chicago, Ill 60659*  
LaSalle Bank Lake View

Property of Cook County Clerk's Office



Notary Public

*Louis P. Paul*

90292481

I, *Thomas J. Michelson*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *Madeline J. Quinn* personally known to me to be the same person whose name *Thomas J. Michelson* appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, subscribed to the foregoing *Thomas J. Michelson* free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead as *Thomas J. Michelson* under my hand and Notarial Seal, this *1st* day of *April*, A. D. 19 *77*.

State of Illinois }  
County of Cook }