

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor

A C Rutlin

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of Two Thousand Nine Hundred and 00 Dollars in hand paid, CONVEY AND WARRANT to THOMAS J MICELSON, 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 6 in Tracy's Subd. v. S. of lot 203 7 & 8 of Diversified Subdivision at the west end of Blocks 3, 4, 7 and 10 of Tracy's Branch and Keerfoot's Subdivision at the east end of the Southeast 1/4 of Section 11 Township 39 North, Range 15 E. of T P M in Cook County, Illinois.

Deed recorded in book 111 page 16 dated 16. 11. 1983 - 006

DEPT-01 RECORDING 13.00
T#1111 TRAN 6214 01/23/91 12:16:00
\$2766 + A #91-035068
COOK COUNTY RECORDER

Common Name - 319 N. Moran

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

Witness, The Grantor's

A C Rutlin

justly indebted upon one retail installment contract bearing even date herewith, providing for 26
installments of principal and interest in the amount of \$102.59 each until paid in full, payable to

A Day & Night Cleaning & Equipment - Assigned To
LaSalle Bank Lakeview

The Grantor covenants and agrees as follows: 1. To pay said indebtedness and the interest thereon, as herein and in said note 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, to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; 4. That while 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 grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clauses 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 Mortgagors or Trustees until the indebtedness is fully paid; 6. To pay all prior encumbrances 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 encumbrances 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 any prior encumbrances 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 percent per annum, shall be so much additional indebtedness secured hereunder;

In the Event of a breach of any of the aforesaid covenants, or any other term or condition of this indenture, or any part thereof, at seven percent per annum, shall be recoverable by foreclosure thereon, by suit, or with the help of a court of law, and with interest thereon from time of such breach, at seven percent per annum, shall be recoverable by the grantee or the holder of said indebtedness, and all expenses and disbursements had and incurred in behalf of complainant in connection with the foreclosure thereof, including reasonable solicitor fees, outlays for the monetary evidence, attorney's charges, cost of procuring or completing a abstract showing the whole title of said premises, including foreclosed 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 or any part of said indebtedness, shall be sued by the grantor, 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 construed, 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 grantor, and for the heirs, executors, administrators and assigns of said grantor, waive all right to the possession of and income from, and 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.

Is the day of the death, removal or absence from said Cook

County of the grantee, or of his refusal or failure to act, then

ROBERT W. WILSHI

of said County is hereby appointed to be first successor in this trust, and if for any like cause, and first successor fail or refuse to act, then the holder of the note is herein empowered to appoint a new successor in trust through a resolution of the note. 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 no reasonable charges.

Witness the hand and seal of the grantor this 7th day of November 1986.

A.D. 1986

A C Rutlin

(SEAL)

91035068

(SEAL)

(SEAL)

1300

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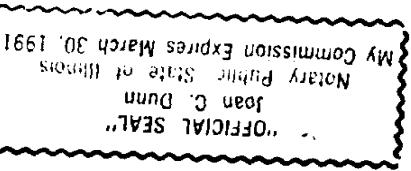
Trust Deed

Box No. 114

TO
THOMAS J. MICHELSON, Trustee

THIS INSTRUMENT WAS PREPARED BY:

LaSalle Bank Lake View



Notary Public

day of April, 1991 A.D.

between under my hand and Notarial Seal, this 476
free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument
personally known to me to be the same person whose name is subscribed to the foregoing

2 Notary Public in and for said County, in the State aforesaid, do hereby certify that A. C. Buell
I, Juan C. Dunn

County of Illinois }
Counties in Cook }
\\$5. }

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