

10739 1051-59394

This Indenture, WITNESSETH, That the Grantor

91073918

Edward L Bickham & Lola P Bickham

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Five Thousand Dollars 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 646 in Frederick H. Bartlett's Greater Chicago's Subdivision Number 1 being a Subdivision of all of the East 1/2 of the Southwest 1/4 of Section 10, Township 37 North, Range 14, East of the Third Principal Meridian, and all of that part of the Southeast 1/4 of Section 10; lying West of and adjoining the Illinois Central Railroad right of way (except therefrom the North 33.277 Acres thereof) in Cook County, Illinois.

Permanent Index No. 25/10-401-015-0000

Commonly known as 10051 Spring Drive Chicago Illinois

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 Edward L Bickham & Lola P Bickham

justly indebted upon one retail installment contract bearing even date herewith, providing for 36 installments of principal and interest in the amount of \$ 176,89/100 each until paid in full, payable to

Blue Ribbon Remodeling Co Inc Assigned to LaSalle Bank LakeView

91073918

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 on 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 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 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.

IN THE EVENT of failure so 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, 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 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 moneys 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.

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 solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring 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, 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 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 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 grantor, or of his refusal or failure to act, then ROBERT W. WILSHE

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

of said County, is hereby appointed to be first successor in this trust, and if for any law 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 15th day of December A. D. 19 90

Handwritten signatures of E. L. Bickham and L. P. Bickham with (SEAL) markings.

91073918

UNOFFICIAL COPY

Box No. 144

# Trust Agreement

Edward + Lois Beckman  
10551 S. Bickham

Chicago, Illinois  
TO

L. THOMAS J. MICHELSON, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Blue Ribbon Fundraising  
Suite 105  
Salle Bank Lake View  
Chicago, Illinois

Property of Cook County Clerk's Office

My Commission Expires  
July 19, 1991

I, Edward S. Klein  
Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward Beckman  
personally known to me to be the same person, whose name is Edward Beckman  
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument  
as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead  
day of July 19, 1991 A. D. 1991  
GIVEN under my hand and Notarial Seal, this 15 day of July, 1991

Edward S. Klein  
Notary Public

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State of Illinois  
County of Cook

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