

91248877

This Indenture, WITNESSETH, That the Grantor James Hawkins and Vonzella Hawkins

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

for and in consideration of the sum of Four Thousand Eighty Three and 57/100 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 41 in Block 2 in Avondale A Subdivision of the West 1/2 of the North East 1/4 of Section 24, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

6419 South Talman Ave. Chicago, Illinois 60629

P. I. N. # 19-24-211-007

DEPT-01 RECORDING \$13.00 7:7777 TRAN 05/24/91 11:58:00 \$5152 \$ 21-248877 COOK COUNTY RECORDER

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Heroby 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 James Hawkins and Vonzella Hawkins

justly indebted upon one retail in installment contract bearing even date herewith, providing for 36 installments of principal and interest in the amount of \$ 142.55 each until paid in full, payable to Danleys Garage World assigned to LaSalle Bank Lakeview.

This 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 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 grantor 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 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 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.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued 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 or completing abstract showing the whole title of said premises, abstracting foreclosure decrees - shall be paid by the grantor... and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, or 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 satisfied, 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... as his 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.

Inasmuch as the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then

ROBERT W. WILSHE

of 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 14 day of February, A. D. 1991

James Hawkins (SEAL) Vonzella Hawkins (SEAL)

Handwritten signature/initials

UNOFFICIAL COPY

Box No. 144

# Trust Deed

James and Vonzeella Hawkins  
6419 South Talman Ave.  
Chicago, Illinois 60629

TO  
THOMAS J. MICHELSON, Trustee

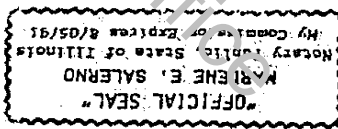
LaSalle Bank Lakeview  
3201 N. Ashland Ave.  
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

Danley's Garage World

LaSalle Bank Lake View

Property of Cook County Clerk's Office



I, Thomas J. Michelson  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that James Hawkins  
personally known to me to be the same person S whose name is subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that they, signed, sealed and delivered the said instrument  
as these and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
Witness my hand and Notarial Seal, this 14th day of February, A. D. 19 91  
Marie E. Salerno  
Notary Public.

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State of Illinois }  
County of Cook }  
55.