

UNOFFICIAL COPY

9 1 2 3 4 4 9 1 64 89485

This Indenture, WITNESSETH, That the Grantor **91264491**

Dee-gracia Miranda, A WIDOWER

of the City of **CHGO**, County of **COOK**, and State of **ILLINOIS**

for and in consideration of the sum of **NINE THOUSAND TWENTY ONE & 60/100** 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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City of **CHGO**, County of **COOK**, and State of Illinois, to-wit:

Lot 29 (except the North 1.15 feet) in Block 3 in Treat's subdivision of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

91264491

P.I.N. 179-02-305-025

COLLIERY - NEW ASST. 1101 N. RIDGEWAY, CHICAGO

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91264491

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 **Dee-gracia Miranda, A WIDOWER**

justly indebted upon **ORIO** real estate installment contract bearing even date herewith, providing for **84** installments of principal and interest in the amount of \$ **107.40** each until paid in full, payable to

PACIFIC COAST ASSIGNED TO LA SALLE BANK, LAKEVIEW

91264491

DEPT-01 RECORDING \$13.00
T#7777 IRAN 0635 06/03/91 15:37:00
#7689 + 6 - 91 - 264491
COOK COUNTY RECORDER

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 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 after and 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 all prior incumbrances 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 incurred hereby.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest thereon 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 foregoing hereof including reasonable solicitor fees, out-of-pocket expenses, and disbursements, or procuring or completing abstract showing the whole title of said premises, embracing foreclosure decree as such, may be a charge against said premises, which 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 proceedings, which proceedings, 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, including the costs of suit, including solicitor's fees have been paid. The grantor for said grantee and for the heirs, executors, administrators and assigns of said grantee, shall be bound 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 shall be dissolved, and may at once and without notice to the said grantor or to any party claiming under said grantor, appoint a receiver to take possession of said premises with power to collect the rents, issues and profits of the said premises.

In case of the death, removal or absence from said Cook County of the grantor or of his refusal or failure 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 grantor 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 **18th** day of **April**, A. D. 19 **91**

X **Dee-gracia Miranda** (SEAL)
(SEAL)
(SEAL)
(SEAL)

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UNOFFICIAL COPY

Box No. 146

Trust Deed

Deo Graecia Winson

THOMAS J. MICHELSON, Trustee

TO

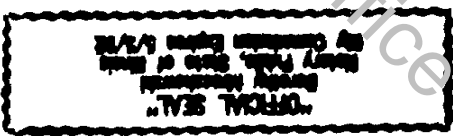
LaSalle Bank Lake View
3201 N Ashland
Chicago IL 60657

THIS INSTRUMENT WAS PREPARED BY:

Practic Eastern Firm
2342 N Lincoln
Chicago IL 60617
LaSalle Bank Lake View

Property of Cook County Clerk's Office

91264491



I, DOROTHY WROBLEWSKI, Notary Public in and for said County, in the State aforesaid, do hereby certify that

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 he signed, sealed and delivered the said instrument as his, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this _____ day of _____, 1891.

Dorothy Wroblewski
Notary Public

State of Illinois }
County of Cook }