

91264494 9 APR 11 2011

This Indenture, WITNESSETH, That the Grantor DELLA MARTIN, SINGLE

of the CITY of CHICAGO, County of COOK and State of ILLINOIS  
for and in consideration of the sum of Forty Two Hundred Ten 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 13 IN BLOCK 5 IN LIBRARY SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS  
COMMONLY KNOWN AS 818 W. 50TH CHICAGO ILLINOIS 60609

Permanent Map No. 11 91264494  
20-08-219-031-0000

Commonly Known As 818 W. 50th Pl

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.

Witness: The Grantor's DELLA MARTIN, SINGLE

justly indebted upon one real estate allment contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$ 117.86 each until paid in full, payable to APPROXIMATE ENVIRONMENTAL CONTROL ASSIGNED TO LASALLE BANK (A REVIEW)

DEPT-01 RECORDING \$13.00  
T#7777 TRAN 0635-06/03/11-15:37:00  
#7692 G \* - 91 - 264494  
COOK COUNTY RECORDER

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 standing in lieu 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 compliance with the policy to be selected by the grantee, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage (indemnities, 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 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 liens 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 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 earned 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 term.  
It is Assayed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure proceedings including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing 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, and 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 thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantee, and by the heirs, executors, administrators and assigns of said grantor, waive all right to the possession of, and the 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 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 10th day of APRIL A. D. 19 21  
X Della Martin (SEAL)

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UNOFFICIAL COPY

Box No. 146

# Trust Agreement

DELLA MARTIN

818 W. SOUTH P. CHICAGO

TO

THOMAS J. MICHELSON, Trustee

3201 N. ASHLAND

CHICAGO, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

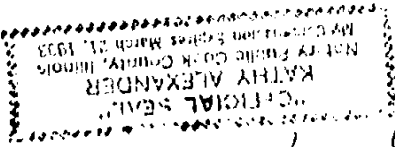
*KATHY ALEXANDER*

805 S. 19TH Ave. Bensenville Ill.

LaSalle Bank Lake View 60153

Property of Cook County Clerk's Office

91264494



Notary Public

day of April A. D. 19 91

I, Kathy Alexander, under my hand and Notarial Seal, this 10th day of April, 1991, appeared before me this day in person, and acknowledged that he, she, signed, sealed and delivered the said instrument, and voluntarily and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

personally known to me to be the same person, whose name Kathy Alexander subscribed to the foregoing instrument, and for said County, in the State aforesaid, he, she, hereby certifies that DELLA MARTIN

State of Illinois }  
County of Cook }  
ss: \_\_\_\_\_