

# UNOFFICIAL COPY

91377575

This Indenture, WITNESSETH, That the Grantor

ELIJAH ARMSTRONG AND MARJORIE ARMSTRONG

of the CITY of CHICAGO, County of COOK, and State of ILLINOIS  
for and in consideration of the sum of FOUR THOUSAND EIGHT HUNDRED & NO/100. (\$4,800.00) Dollars  
in hand paid, CONVY. 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 6 and the North 1/4 of lot 7 in Block 191 in the Resubdivision of Blocks 189, 190,  
191, 194, 195, 196 of South Chicago Subdivision made by the Calumet and Chicago  
Canal and Dock Company of the Fractional South 1/4 of Fractional Section 7, Township 37  
North, Range 14, East of the Third PRINCIPAL Meridian, in Cook County, Illinois.

P.I.N. 25-12-429-085

MORE COMMONLY KNOWN AS: 10212 SOUTH HOXIE CHICAGO, ILLINOIS 60617  
DEPT-01 RECORDING \$13.00  
T97777 TRAN 1708 07/29/91 11:04:00  
\$7290 \* C \*\*-91-377575  
COOK COUNTY RECORDER

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 Grantors ELIJAH ARMSTRONG AND MARJORIE ARMSTRONG

Justly indebted upon one retail installment contract bearing even date herewith, providing for 60  
installments of principal and interest in the amount of \$112.30 each until paid in full, payable to  
THE FINANCIAL CENTER OF ILLINOIS  
ASSIGNED TO LASALLE BANK, LAKEVIEW

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This Grantor, covenants, and agrees, as follows: (1) To pay all indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement respecting terms of payment; (2) to pay prior to the first day of January in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within thirty days after demand, to cause to be built on all buildings now or at any time on said premises, and to keep in repair, the same, to be held in trust for the benefit of the grantee, who shall have the right to require the same to be repaired, and to deduct the cost of such repairs from the amount of the next monthly payment due; (4) 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 insurance may appear, which policies shall be left and remain with the said Mortgagor or Trustee until the indebtedness is fully paid; (5) to pay all prior liens, encumbrances and the interest thereon at the time of sale upon the sale of the property to the holder of the first mortgage or the interest therein until the indebtedness is fully paid; (6) to pay all taxes, expenses, or other charges, or any part thereof, which may be levied or assessed against the property or the interest therein, and to pay all taxes, expenses, or other charges, or any part thereof, which may be levied or assessed against the property or the interest therein when due, the grantee or the holder of said indebtedness may collect the same by suit or otherwise, 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; (7) in case 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 or sale, or by action at law, or by suit in equity, or by any other process or proceeding, 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; (8) it is agreed by the grantor, that all expenses and disbursements paid or incurred in the filing of a complaint in connection with the foreclosure thereof — including reasonable collection fees, outlays for documentary evidence, stenographer's charges, costs of procuring or compiling abstract showing the whole title of said premises, preparing foreclosure decree — including reasonable attorney's fees, and all other expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, or such, may be joined, shall also be paid by the grantor. All such expenses and disbursements, up to and including the time of filing of the bill of foreclosure, shall be paid by the grantor, 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; (9) it is agreed by the grantor, that all such expenses and disbursements, and the costs of suit, whether debt of title shall have been entered or not, shall not be dismissed, nor a release given, until all such expenses and disbursements, and the costs of suit, including collector's fees have been paid. The grantor, for said grantor, and for the heirs, executors, administrators, and assigns of the grantor, doth further agree, that upon the filing of any bill in foreclosure this Trust Deed, the court in which such bill is filed, may at once and without notice, in said court, 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, issue and profits of the said premises.

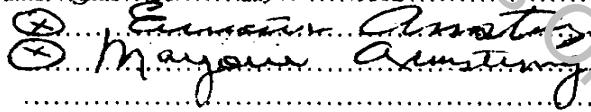
In the Event of the death, removal or absence from said COOK County of the grantee, or of his refusal or failure to act, then

ROBERT W. WILSHIE

of said County, is hereby empowered to be first successor to this grant, 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 to this grant, or 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, or for paying his reasonable charges.

Witness the hand and seal of the grantor, this 30th day of MAY

A.D. 1991

  
  
Elijah Armstrong  
Marjorie Armstrong

(SEAL)

(SEAL)

(SEAL)

(SEAL)

\$1300

UNOFFICIAL COPY

Urgeon

Box No. Hb

Eunice Armstrong

Wife Marjorie

TO

THOMAS J. MICHELSON, Trustee

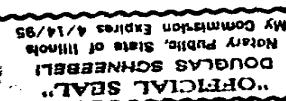
LASALLE BANK LAKEVIEW  
3201 N. ASHLAND AVE.  
CHICAGO, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

DOUGLAS SCHNEIDER  
LASALLE BANK LAKEVIEW  
3201 N. ASHLAND AVE.  
CHICAGO, IL 60657

RECEIVED  
MAY 14, 1995  
CLERK'S OFFICE  
COOK COUNTY  
ILLINOIS

AT 33283A



I, Douglas Schneider, Notary Public in and for Cook County, in the State of Illinois, do hereby certify that the above instrument, prepared before me this day of April, nineteen hundred ninety-five, and acknowledged by the parties thereto, is a true copy of the original instrument, and delivered to the said Notary Public in and for Cook County, in the State of Illinois, on the fourteenth day of April, nineteen hundred ninety-five, and recorded in the office of the Clerk of the Circuit Court of Cook County, Illinois, on the fourteenth day of April, nineteen hundred ninety-five.

I, Douglas Schneider, Notary Public in and for Cook County, in the State of Illinois, do hereby certify that the above instrument, prepared before me this day of April, nineteen hundred ninety-five, and acknowledged by the parties thereto, is a true copy of the original instrument, and delivered to the said Notary Public in and for Cook County, in the State of Illinois, on the fourteenth day of April, nineteen hundred ninety-five, and recorded in the office of the Clerk of the Circuit Court of Cook County, Illinois, on the fourteenth day of April, nineteen hundred ninety-five.

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