

91377575

This Indenture, WITNESSETH, That the Grantor
EURIUS 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, 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 fol-
lowing 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-OF RECORDING \$13.00
197777 TRAN 1708 07/29/91 1104500
47290 & 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 EURIUS 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 Grantors covenant and agree as follows: (1) To pay the 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 au-
thorized 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 in full 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 full; (7) in the event of failure to insure, or pay taxes or assessments, or the proceeds of insurance 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 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 grantors 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 as 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 in accordance with the terms of the notes.
It is Agreed by the grantors that all expenses and disbursements paid or incurred in behalf of a complainant in connection with the foreclosure hereof - including reasonable
collection fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing a defect showing the whole title of said premises and foreclosing decree
- shall be paid by the grantors 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 grantors. 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 deed 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 grantors, 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 grantors or to any party claiming under said gran-
tor, 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 in 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 to receive the same according to his reasonable charges.

Witness the hand and seal of the grantor this 30th day of MAY, A. D. 19 91

Eurius Armstrong (SEAL)
Marjorie Armstrong (SEAL)

4/30

UNOFFICIAL COPY

Bar No. 146

Trust deed

Eustace Armstrong and

wife Margorie

TO

THOMAS J. MICHELSON, Trustee

LASALLE BANK LAKE VIEW

3201 N. ASHLAND AVE

CHICAGO, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

Douglas Schnebell

THE FINANCIAL CO. OF ILL.

185 N. WABASH ST. CHICAGO, ILL.

REGISTERED IN PUBLIC RECORDS

BOOK 116 PAGE 112

Property of Cook County Clerk's Office

11233333

"OFFICIAL SEAL"
DOUGLAS SCHNEBELL
Notary Public, State of Illinois
My Commission Expires 6/14/95

9377575

I, Douglas Schnebell, a Notary Public in and for Cook County, in the State of Illinois, do hereby certify that Eustace Armstrong and Margorie Armstrong personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day of May, 1974, and acknowledged that he signed, sealed and delivered the said instrument and voluntarily 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 May, 1974.