

UNOFFICIAL COPY

64-57597

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This Indenture, WITNESSETH, That the Grantor JULIA A. PFEIFFER

of the Village of Franklin Park, County of Cook, and State of Illinois
for and in consideration of the sum of Eight Thousand Five Hundred and 00/100 Dollars

in hand paid, CONVEYS AND WARRANTS 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 Village of Franklin Park, County of Cook, and State of Illinois, to-wit:

You 11 in block 2 in unit no. 1 Westbrook Park Estates,
being Mills and Sons Subdivision in the East 1150 feet
of the South 1/2 of the Southwest 1/4 of Section 28,
Which lies north of the south 850 feet in township
40 North, Range 12 East of the Third Principal Meri-
dian, in Cook County, Illinois.

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COMMONLY KNOWN AS: 1074 W. Nevada Franklin Park, Illinois 60131

PERMANENT TAX NO.: 12-28-305-007

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 JULIA A. PFEIFFER

justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 169.89 each until paid in full, payable to

LASALLE BANK OF LAKE VIEW

DEPT-01 RECORDING 113.60
TW222 TRAN: 4941 07/30/91 14:23:00
#0974 # * 91-382183
COOK COUNTY RECORDER

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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 regarding 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) To keep all buildings now or at any time on said premises insured in accordance to be required by the trustee, and to hereby warrant to place such insurance in continuation acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the Trustee of Mortgage, and second, to the Trustee herein as their interests may appear, which policy shall be left and remain with the said Mortgagee of Trustee until such indebtedness is fully paid; (4) To pay all prior indebtedness, and the interest thereon, at the time of issue of this indenture, and the same shall become due and payable. In the event of failure to insure, or pay taxes or assessments, or discharge or purchase any tax lien or lien affecting said premises or pay all such indebtedness and the interest thereon from time to time, and all money so paid, the grantor covenants to pay 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, as 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 compliance in connection with the foreclosing, including reasonable solicitor fees, unless for documentary evidence, attorney's charges, cost of procuring or completing abstract showing the whole title of any holder of any part of said indebtedness, shall be paid by the grantor, and that the expenses and disbursements, accrued by any suit or proceeding wherein the grantor of 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, shall be added to 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 dissolved, but a release thereof given, until all such expenses and disbursements, and the costs of suit, including collector's fees have been paid. The grantor covenants that she, her heirs, executors, administrators and assigns of said grantor, covenants, all right in the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 of 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 grantor, or of his refusal or failure to act, then ROBERT W. WILSHE of said County is hereby appointed to be his successor in the trust; and if for any cause said first successor fail or refuse to act, then the holder of the note is hereby empowered to appoint a new successor in the 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 6th day of June A. D. 1991.

(Signature)
Julia A. Pfeiffer

" OFFICIAL SEAL "
Thomas McNichols
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/24/94

(Signature)

UNOFFICIAL COPY

Box No. 146

Trust deed

Julia A. Pfeiffer

TO

THOMAS J. MICHELSON, Trustee
LASALLE BANK LAKE VIEW
3201 N. ASHLAND AVE.
CHICAGO, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

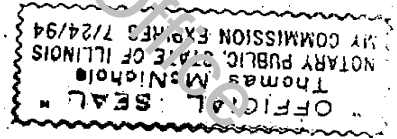
Budget Construction Co.

LaSalle Bank Lake View

Property of Cook County Clerk's Office

24388142

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I, Thomas McNichols, a Notary Public in and for said County, in the State aforesaid, Do hereby certify that JULIA A. PFEIFFER, whose name is personally known to me to be the same person as subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 8th day of June, A. D. 1991.

[Signature]
Notary Public