

9:23:00

64-57849

This Indenture, WITNESSETH, That the Grantor Freddie M. LAM

of the CITY of CHICAGO, County of COOK and State of ILLINOIS
for and in consideration of the sum of SEVEN THOUSAND AND NO/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 CHICAGO County of COOK and State of ILLINOIS, to-wit:

LOTS 39 AND 40 IN BLOCK 3 IN BANKER'S RESUBDIVISION OF BLOCK 3 AND 10 OF STEWART'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD MUNICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Dist: 20-25-994-010

Connecticut Keyway, Inc. 5713-15 S. Westworth, Chicago, Ill. 60637
DEPT-01 RECORDING
T-1111 TRAM 7872-05/20/92-14:10:00
CH-1066 & A * -92-350966
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 Grantor's Freddie M. LAM

justly indebted upon one real estate installment contract bearing even date herewith, providing for 42 installments of principal and interest in the amount of \$ 525.82 each until paid in full, payable to Lincoln Finance Service - assigned to LaSalle Bank Loanview

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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 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 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 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; (7) to procure and maintain in full force and effect, until the indebtedness is fully paid, fire, theft and burglary insurance, and to pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or part thereof, prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor... 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 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 terms.
It is AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof - including reasonable solicitor's 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, 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 hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor... 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 grantor... or to any party claiming under said grantor... appoint a receiver to take possession and 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 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 8th day of December A. D. 1991
Freddie M. Lam (SEAL)

(SEAL)
(SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

Box No. 146

Trust Deed

FREDDIE MILAM
1513-15 S. Westworth
Chicago, Ill. 60630

TO
THOMAS J. MICHELSON, Trustee
2201 W. Ashland Ave.
Chicago, Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:
Lincoln Forward Service
3650 W. Diversy
Chicago, Ill. 60644

LaSalle Bank Lake View
LASALLE BANK LAKE VIEW
320 N. PULASKI AVE
CHICAGO, ILL. 60657

Property of Cook County Clerk's Office

93805326

"OFFICIAL SEAL"
Leonard J. Lizak
Notary Public, State of Illinois
My Commission Expires 7/22/95

Notary Public

Leonard J. Lizak

day of December A. D. 1991

When under my hand and Notarial Seal, this

instrument, appeared before me this day in person, and acknowledged that he, she, signed, sealed and delivered the said instrument as his, her, free and voluntary act, 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 is subscribed to the foregoing

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

Leonard J. Lizak

FREDDIE MILAM

State of Illinois }
County of Cook }