

# UNOFFICIAL COPY

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015-7400896

This Indenture, WITNESSETH, That the Grantor .....

ROBERT F. LOTT & Vivian LOTT A/K/A Vivian LOTT

of the City of Chicago, County of Cook, and State of Illinois  
for and in consideration of the sum of Four Thousand Nine Hundred Fifty - ~~20~~ (\$4,950.00) 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 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:  
The West 1/4 of Lot 16 in Block 1 in Castles Subdivision of the  
Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section  
3, Township 39 North, Range 13 East at the Third Principal  
Meridian, in Cook County, Illinois.

DEPT-01 RECORDINGS 623.00  
T47777 TRAN 9965 06/15/93 11:30:00  
\$5777 # 93-452385  
COOK COUNTY RECORDER

PCN: 16-03-400-021-0000

KNOWN AS: 4332 W. Randolph St. Chicago, IL

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 Robert F. Lott & Vivian Lott A/K/A Vivian Master  
justly indebted upon one retail installment contract bearing even date herewith, providing for  
installments of principal and interest in the amount of \$ 16,518.00 each until paid in full, payable to

U.S. Window Co  
Assigned to Calle Bank Lnterest

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The Grantor, covenant, s. and agree, as follows: (1) To pay said indebtedness, and the interest thereon, 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 selected by the grantor 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 Mortgagor, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustees until the indebtedness is fully paid, (6) to pay all prior incumbrances, and the interest thereon, at the time of sale when the same shall become due and payable.

In the Event of failure so 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 title affecting said premises or pay such incumbrances and the interest thereon from time to time, and all money so paid, the grantor, s. 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.

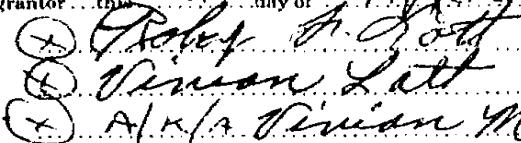
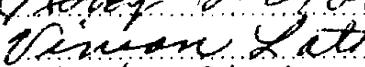
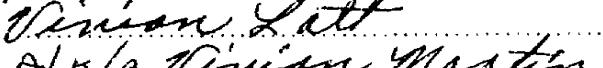
In the Event of a breach of any of the above covenants on the part of the grantor, the holder of the whole of said indebtedness, including principal and all earned interest shall, at the option of the legal holder thereof, without notice, bring suit, demand judgment on the whole of and indebtedness, including principal and all earned interest, shall be recoverable by foreclosure thereon, or by sale, or both, the sum or all of said indebtedness held then matured by express terms.

In Action by the grantor, all expenses and disbursements paid or incurred on behalf of complainant in connection with the foreclosing of said indebtedness, including reasonable solicitor fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of and premises, embracing foreclosure decree as such, may be a party, shall also 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 paid 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 dissolved, nor a release given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, s. 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 or charge of said premises with power to collect the rents, issues and profits of the said premises.

Issue Lien of the death, removal or absence from said County of the grantee, or of his refusal or failure to act, then ROBERT W. WILSHE

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 27<sup>th</sup> day of April, A. D. 19 ...

 (SEAL)  
 (SEAL)  
 (SEAL)

23-0  
JF

# UNOFFICIAL COPY

# Grant Deed

Robert F. Lett

4503 W. Hodgey, Glenview,  
Illinois 60025

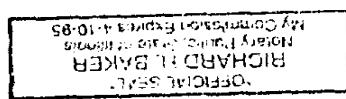
TO

THOMAS J. MICHELSON, Trustee

3201 N. Ashland Ave.  
Chicago, IL 60654

THIS INSTRUMENT WAS PREPARED BY:

J. Schaefer  
LaSalle Bank Lake View  
3201 N. Ashland Ave.  
Chicago, IL 60654



93452385

Given under my hand and Notarized Seal, this 27th day of April, 1985.

I, Robert F. Lett, of Glenview, Illinois, do hereby certify that I, the undersigned, appased and before me this day in person, and acknowledged that the above instrument, personally delivered to me this day in the same person whose name is Robert F. Lett, who is subscriber to the foregoing instrument, appears to me to be the true and genuine writing of the person whose name is Robert F. Lett, and I further declare that the above instrument is a true copy of the original instrument.

I, Robert F. Lett, of Glenview, Illinois, do hereby certify that I, the undersigned, appased and before me this day in the same person whose name is Robert F. Lett, who is subscriber to the foregoing instrument, appears to me to be the true and genuine writing of the person whose name is Robert F. Lett, and I further declare that the above instrument is a true copy of the original instrument.

State of Illinois  
County of Cook  
} 55  
Date of filing