

UNOFFICIAL COPY

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This Indenture, WITNESSETH, That the Grantor SUSETTE GIBSON

of the CITY of CHICAGO County of COOK and State of ILLINOIS

for and in consideration of the sum of 1650.<sup>00</sup> (ONE THOUSAND SIX HUNDRED FIFTY AND <sup>00</sup>/<sub>100</sub>—Dollars)

in hand paid, CONVEYS AND WARRANTS to NEW LINCOLN HOME IMPROVEMENT CO.

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:

LOT 11 AND THE NORTH 4 FEET OF LOT 12 IN BLOCK 3 IN THOMAS J. DIVEN'S SUBDIVISION OF BLOCKS 7 TO 11 IN SEYMOUR'S ESTATE, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:  
1332 N. HARDING - CHICAGO, ILLINOIS 60651

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 SUSETTE GIBSON

justly indebted upon HER principal promissory note—bearing even date herewith, payable IN 3 (THREE) EQUAL CONSECUTIVE MONTHLY INSTALMENTS OF \$550.<sup>00</sup> (FIVE HUNDRED FIFTY AND <sup>00</sup>/<sub>100</sub> DOLLARS) EACH, BEGINNING MAY 15, 1993.

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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, (a) to (or and accretions against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore or fund any 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 insure 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 trustee or interest may appear, which policies shall be left as 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 THE EVENT of failure 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 all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor... agrees to repay hereunder 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 accrued interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the date 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 were 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 executor's fees, outlays for documentary evidence, stenographer's charges, costs of procuring or conducting abstracts during 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 thereof 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 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 LAWRENCE W. KORRUB 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, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. 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 2<sup>ND</sup> day of FEBRUARY, A. D. 19 93  
Susette Gibson (SEAL)

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

PERMANENT INDEX NUMBER V537-16-02-125-025

THIS DOCUMENT PREPARED BY: RAYMOND A. KORRUB-5865 N. LINCOLN AVE.-CHICAGO, ILLINOIS 60659

