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This Indenture, T., WITNESSETH, That the Grantor FAIRLEACE JENKINS

of the CITY of CHICAGO County of COOK and State of ILLINOIS  
 for and in consideration of the sum of \$74,26.25 (SEVEN THOUSAND FOUR HUNDRED TWENTY SIX AND 25/100 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 541 IN DICKEY'S THIRD ADDITION TO CHICAGO  
 IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP  
 39 NORTH, RANGE 13 LYING EAST OF THE THIRD  
 PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:  
 846 1/2 DRAKE - 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 FAIRLEACE JENKINS

justly indebted upon HER principal promissory note—bearing even date herewith, payable  
 IN 60 (SIXTY) EQUAL CONSECUTIVE MONTHLY INSTALMENTS OF  
 \$123.77 (ONE HUNDRED TWENTY THREE AND 77/100 DOLLARS) EACH  
 BEGINNING MAY 15, 1993.

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THE GRANTOR, covenant, 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 exceeding time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and to 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, 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 title interests may appear, which policies shall be kept and remain with the holder of the first mortgage or Trustee until the indebtedness is fully paid; (6) to pay all prior liens, taxes and the interest thereon, as well as taxes or taxes on the same shall become due and payable.

In the Event of failure to insure or pay taxes or assessments, or the prior encumbrances or the interest thereon, as hereabove, the grantee or the holder of indebtedness may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title of existing said premises or pay all prior encumbrances and the interest thereon from time to time, and all money so paid, the grantor, agrees, to repay him or her, 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 herein, 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 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 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 foreclosing hereof, including reasonable collector's fees, outlays for documentary evidence, stenographer's charges, costs of procuring or completing abstract covering the whole title of said premises embracing foreclosing decree, shall be paid by the grantor; and the like expenses and disbursements occasioned by any suit or proceeding wherein the grantor 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 bill upon said premises, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, in the discretion of the court, shall have been entered, but shall not be judgment, nor a release, but given until all such expenses and disbursements, and the costs of suit, including collector's fees have been paid. The grantor, for said premises, and for the heirs, executors, administrators and assigns of said grantor, waives, to all right to the possession of, and income from, said premises, pending such foreclosure proceedings, and agrees, to appear 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 lessing 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 grantor.

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 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 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 13<sup>th</sup> day of FEBRUARY, A. D. 1993

*FAIRLEACE JENKINS*

(SEAL)

(SEAL)

(SEAL)

(SEAL)

This Document Prepared By: RAYMOND A. KORRUB - 5865 N. LINCOLN AVE - CHICAGO, ILLINOIS 60651

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SECOND MORTGAGE

## Trust Deed

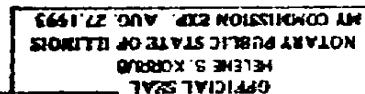
Box No. ....

To

NEW LINCOLN HOME IMPROVEMENT CO.  
5325 N. LINCOLN AVENUE  
CHICAGO, ILLINOIS 60659

93282395

Property of Cook County Clerk's Office



Day of FEBRUARY A.D. 1993  
Done under my hand and Notarial Seal this

13th

Witnessed, acknowledged before me this day in person, and acknowledged that the above signed and delivered the said instrument as HER, free and voluntarily act, for the uses and purposes herein 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 instrument, appeared before me this day in person, and acknowledged that the above signed and delivered the said instrument as HELEN S. KERKELS, sealed and delivered, this day of February, 1993, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Notary Public in and for said County, in the State aforesaid, the County being that

FARRELL ACE JERKELLS

I, HELENE S. KERKELS

State of ILLINOIS  
County of Cook  
} ss.