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Cook County Recorder

THIS INDENTURE, WITNESSETH, That BEELL JOHNSON and PERTINA JOHNSON, husband and wife

(hereinafter called the Grantor), of 1920 South Halsted Chicago IL  
(No and Street) (City) (State)

for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars

in hand paid, CONVEY AND WARRANT to GLENN COFFEY  
of 116 East 147th Street Chicago IL 60628  
(No and Street) (City) (State)

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, air-conditioning, 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 40 AND THE NORTH 1/2 OF LOT 41 IN WOODMUFF AND STAFFORD'S ADDITION TO PULMAN, BEING A SUBDIVISION OF LOT 3 IN NIP'S SUBDIVISION OF LOT 25 AND THE SOUTH 4 ACRES OF LOT 24 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

25-16-214-053

10610 S Park Ave  
Chicago IL

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+ PEN

Marley 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 BEELL JOHNSON and PERTINA JOHNSON are

justly indebted to \_\_\_\_\_ principal promissory note bearing even date herewith, payable

In equal monthly installments of Thirty-Five and 49/100 Dollars (\$35.49) each commencing September 7, 1998 and monthly thereafter for a period of eleven (11) months with a final payment of Three Thousand Four Hundred Thirty-Seven and 48/100 Dollars (\$3,437.48) due on September 7, 1999.

The Grantor covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or notes provided, or according to any agreement containing time of payment; (2) to pay due in each year, all taxes and assessments upon 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 have not been destroyed or damaged; (4) that waste on 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 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 Mortgagee, and second to the Trustee herein as their interests may appear, which policies shall be let 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 grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any lien or title affecting said premises or pay all prior incumbrances or the interest thereon from time to time, and all money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight per cent per annum shall be to much additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agreement, the whole or 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 eight per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the time 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 plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, attorneys for documentary evidence, and other'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 other 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 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 release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all claims to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of an application to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the 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.

The name of a record where to: Beell Johnson and Pertina Johnson

In THE EVENT of the death or removal from said COOK County of the grantor, or of his resigning, refusal or failure to act, then Mildred Gibson of said County is hereby appointed to be first successor in 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 7th day of AUGUST, 1998

Beell Johnson (SPAL)  
Pertina Johnson (SPAL)

mail to:

This instrument was prepared by Clarke R. Marquis, P.O. Box 168, St. Charles, IL 60174  
(NAME AND ADDRESS)

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