

036 52-98

note certified A005124 m.w.

This Indenture, ^{BUCAR} WITNESSETH, That the Grantors Edward F. Bucar and Wife MARY LOU AS JOINT TENANTS

of the City of Wheeling, County of Cook, and State of Illinois, for and in consideration of the sum of Nine Thousand Four Hundred Thirty Eight Dollars

in hand paid, CONVEY, AND WARRANT, to DENNIS S. KANARA, 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 Wheeling, County of Cook, and State of Illinois, to-wit: LOT FIFTEEN (15) IN block EIGHT (8) IN DUNHURST SUBDIVISION UNIT NO. ONE (1) OF PART OF THE SOUTH EAST QUARTER (SE 1/4) OF SECTION THREE (3) TOWNSHIP FORTY TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH EAST QUARTER (NE 1/4) OF SECTION TEN (10), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 3, 1955 AS DOCUMENT NUMBER 1591895. Commonly known as 118 Glenwood, Wheeling, IL. PE 11-03-10 210 013

Hereby releasing and waiving all rights under and against said premises, and the State of Illinois, in and to said premises, for the purpose of securing performance of the covenants and agreements herein.

Witness, The Grantors Edward F. Bucar and Wife MARY LOU AS JOINT TENANTS justly indebted upon one retail installment contract bearing an annual rate ten with providing for 60

installments of principal and interest in the amount of \$ 127.30 each to be paid in full payable to Northern Illinois (Viny) Assigned to LAKE VIEW TRUST AND SAVINGS BANK

THE GRANTOR covenant and agree as follows: 1. To pay said indebtedness and the interest thereon, together with all taxes and assessments on said premises, and on demand to exhibit receipts therefor, (2) 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, (3) that waste on said premises shall not be committed or suffered, (4) to keep all buildings on said premises insured in a company to be selected by the grantee herein, who is hereby authorized to place such insurance in a company acceptable to the holder of the first mortgage indebtedness, with proceeds to be directed to the first Trustee of Mortgage, 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, (5) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable, (6) IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior incumbrances, or the interest thereon when due, the holder of said indebtedness may procure such insurance, or pay such taxes or assessments, or discharge or pay any lien or title lien on said premises, or pay all prior incumbrances, and the interest thereon from time to time, and the grantor agrees to reimburse said holder of said indebtedness with interest thereon from the date of payment at seven percent per annum, shall be so much additional indebtedness secured hereon, (7) IN THE EVENT of a breach of any of the aforesaid covenants or agreements, the holder of said indebtedness, or any assignee, or any person claiming under or through the holder thereof, without notice, become immediately due and payable, and with interest thereon from the date of maturity at the rate of seven percent per annum, shall be recoverable by foreclosure thereof, or by suit at law or both, the amount of all of said indebtedness, and their interest, as expressed herein, (8) It is agreed by the grantor that all expenses and disbursements paid or incurred in behalf of completion of any action with the Trustee herein, including reasonable solicitors fees, outlays for document or evidence, photographs, charges, costs of procuring, or completing abstract or using the whole title of said premises, or the making of any deed, or any discharge, shall be paid by the grantor, and the like expenses and disbursements occasioned by a suit or proceeding, wherein the grantor or any holder of any of said indebtedness, as such, may be a party, shall also be paid by the grantor. (9) At such expenses and disbursements shall be an additional lien upon said premises, shall be a lien in costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether done at law or by a court of equity, shall not be subject to release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitors fees, have been paid. The grantor, for said indebtedness, shall be bound to release administrators and assigns of said grantor, or any assignee, of all right to the possession of, and the use of, said premises, and the suit or proceedings, at any time, that upon the filing of any bill to enforce this Trust Deed, the court in which such bill is filed, may at once and without notice, of the said grantor, or to any party claiming under said grantor, appoint a receiver to take possession of 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 grantor, or of his refusal or failure to act, then Thomas F. Bussey 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 Deed 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 of all release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 3 day of March A. D. 1987 X Edward F. Bucar (SEAL) X Mary Lou Bucar (SEAL)

3632940

UNOFFICIAL COPY

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9 08805

Box No. 146

Trust Deed

Edward & Mary Lou Bucar
118 George Rd.
Wheeling, Illinois 60090

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DENNIS S. KAMAPOTI
Dennis S. Kamapoti
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Northern Illinois Trust
1417 Elm
McHenry Illinois 60052

LANE VIEW TRUST AND SAVINGS BANK
2201 N. ASPLAND AVE. CHICAGO, IL 60657
312 525 2180

5088
9 08805

PROPERTY

3632940
JUL 18 1987
HARRIS & HARRIS
REGISTERED MAIL

3632940

3632940

INTERCOUNTY TITLE CO. OF ILLINOIS
120 WEST MADISON
CHICAGO, ILLINOIS 60602
BOX 917

A-15124

Property of Cook County Clerk's Office

State of Illinois
County of Cook

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I, *Harris & Harris*
Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward & Mary Lou Bucar
And wife Mary Lou Bucar
is personally known to me to be the same person whose name is subscribed to the foregoing
instrument appearing before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument
and that she is free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and Notarial Seal, this *3rd* day of *March* 1987.

Harris & Harris
Notary Public