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This Indenture, WITNESSETH, That the Grantor Anthony Smith & Ella Mae Smith His Wife

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Thirteen Thousand Six Hundred & Seventy Two & 80/100 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 Chicago County of Cook and State of Illinois, to-wit:

8141 S. Essex Lot 25 (except the South 3 feet thereof) in Block 2 in the Subdivision of lots 1 to 10 both inclusive, in Charles Ringer's South Shore Addition Being a Subdivision of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 38 North, Range 15, East of the Third Principal Meridian (except the South 33 feet thereof taken for widening East 83rd Street)

21-31-118-025-014 A.F.O.

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.

WITNESSETH, The Grantor's

justly indebted upon ONE retail installment contract bearing even date herewith, providing for 72 installments of principal and interest in the amount of \$ 189.90 each until paid in full, payable to 1st Metropolitan Builders Assignee Lakeview Trust & Savings

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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, 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 acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable here, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left 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, (7) in the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, to 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 any prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor agree to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent per annum, shall be as much additional indebtedness secured hereby, (8) in the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all former 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 seven per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law or in equity, the same as if all of said indebtedness had then matured by express terms, (9) that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, or tracing 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 or 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 a bar, nor a release hereof 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 his 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, issue 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 Thomas F. Burtsey of said County is hereby appointed to be first successor in this trust, and if for any like reason 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 23rd day of June A. D. 1987

Anthony Smith Ella M. Smith

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

UNOFFICIAL COPY

State of Illinois }  
County of Cook } ss.

I, *Harry Perlík*  
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that *Anthony Smith & Ella Mae Smith*  
His Wife

personally known to me to be the same person as whose name is *Anthony Smith & Ella Mae Smith* subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that *the y.* signed, sealed and delivered the said instrument as *their* 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 *20th*  
day of *June* A. D. 19 *87*

*Harry Perlík*  
Notary Public



Property of Cook County Clerk's Office

Box No.

*3636199*

**Trust Deed**

*3636199*

TO

Trustee

*3636199*

THIS INSTRUMENT WAS PREPARED BY:

Submitted by *...*  
Address *...*  
Promised *...*  
Deliver certiff. to *...*  
Address *...*

Deliver duplicate Trust

Deed to *...*  
Address *...*  
Notified *...*

Waiver