

NOTE IDENTIFIED

3648630

This Indenture, WITNESSETH, That the Grantor Mary L. Stewart
(Divorced and not since remarried)

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Ten thousand eight hundred fifty nine and 76/100 Dollars

in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA

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:

Lot sixteen (16) in Block Eighty-Two (82) in Rogers' Re-subdivision of Blocks 80, 81, 83, 84 and 85, with other property in Washington Heights, in the West Half (1/2) of the Northwest Quarter (1/4) of Section 20, Town 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. Also known as: 11350 S. Loomis, Chicago, Illinois. Permanent Real Estate Index Number: 25-20-121-025.

CBO

THIS INSTRUMENT WAS PREPARED BY
MARY J. DRESSER
1113 W. ARMITAGE

Heroby 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's Mary L. Stewart (Divorced and not since remarried)

Justly indebted upon one retail installment contract bearing even date herewith, providing for 72 installments of principal and interest in the amount of \$ 10,859.76 each until paid in full, payable to

Acc Home Improvement assigned to Insured Financial Acceptance Corp.

THE GRANTOR covenants 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 extending time of payment, (2) to pay prior to the first day of June in each year, all taxes and assessments against the 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 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 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 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.

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 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 immediately 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 time 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 Assented by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, abstracting foreclosure 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 lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding, which decree of sale shall have been entered or not, shall not be questioned, nor a release thereof given, until all such expenses and disbursements, and the costs of suit, including solicitors' 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 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 grantee, or of his refusal or failure to act, then

1 Grant E. Reed

of said County is hereby appointed to be first successor in the 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 11th day of July A. D. 19 87

Mary L. Stewart

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

UNOFFICIAL COPY

186034

Trust deed

Box No.

GERALD E. SIKORA, Trustee

TO

THIS INSTRUMENT WAS PREPARED BY:

3
N/S
1739245

IN DUPLICATE

3648630
3648630

RECORDED
MAY 3 1987

Jesse E. Burney
1404 EAST WIND
CHICAGO, IL 60651

Subscribed by _____
 Address _____
 Premises _____
 Delivered to _____
 Add. _____
 Paying Trustee _____
 Deed to _____
 Address _____
 Instrument _____



Notary Public

Mary J. Dreszen

Given, under my hand and Notarial Seal, this 17th day of May, A. D. 1987

personally known to me to be the same person whose name _____ instrument, appeared before me this day in person, and acknowledged that she _____ subscribed to the foregoing instrument, free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

I, Mary J. Dreszen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (Divorced and not since remarried) _____ Mary L. Stewart

State of Illinois }
County of Cook }
111.

Property of Cook County Clerk's Office