

This Indenture,

WITNESSETH, That the Grantor

Wayno A. Thomas and

his wife Caryn A. Thomas

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Twenty four thousand eight hundred nineteen & 48/100 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: LOT ELEVEN In Block Five(5), in Third Addition to Grand Avenue, Highlands, being a Subdivision of that part of the Southwest Quarter(1/4) of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point 670.25 feet East of the Northwest corner of the Southwest quarter (1/4) of said Section; thence East on the North line of said Southwest Quarter(1/4), a distance of 653.25 feet to a point; thence South a distance of 1145.11 feet to a point, said point being 1324.68 feet East of the West line of said Section, 176.0 feet North of the South Half (1/2) of the Southwest Quarter(1/4) thence West a distance of 653.84 feet to a point, said point being 1145.15 feet South of the North line of said Southwest Quarter(1/4) and 670.84 feet East of the West line of said Section; thence North a distance of 1145.15 feet to point of beginning, in Cook County, Illinois, according to Plat thereof registered in the office of the Registrar of Titles of Cook County, as Document No. 1457470 and Certificate of Correction thereof registered as Document No. 1463912.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois

in favor of nevertheless for the purpose of securing performance of the covenants and agreements herein

Witness: The Grantor, Wayno A. Thomas & Caryn A. Thomas

justly indebted upon one certain installment contract bearing even date herewith, providing for 84 installment of principal and interest in the amount of \$ 295.47 each until paid in full, payable to

A & Doe Builders, Inc. Assigned to La Salle - Lake View Bank

The covenants, conditions and agreements are as follows: 1. To pay said indebtedness, and the interest thereon 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 of each year, all taxes and assessments against said premises, and on demand to exhibit records herefor...

IN THE EVENT of default or non-payment of any of the payments of principal or interest on the premises, the holder of said indebtedness, including principal and all unpaid interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon in addition to such amount, at seven percent per annum, shall be recoverable by foreclosure thereof, or by suit of law, or both, the same as if all said indebtedness had then matured by express terms.

IN WITNESS WHEREOF, the grantor, and the like expenses and disbursements, and the cost of suit, including such costs, have been paid. The grantor, for said grantor, and, or 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, if it so order 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

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 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 31st. day of October A. D. 19 88

X Wayne A Thomas

X Caryn A Thomas

(SEAL)

(SEAL)

(SEAL)

(SEAL)

810-618-67-71 3756310

UNOFFICIAL COPY

Box No.

Trust Deed

Wayne A. Thomas
Caryn A. Thomas
840 Alcoa
Melrose Park, IL.

TO

DENNIS S. KANARA, Trustee
La Salle - Lake View Bank
3201 N. Ashland Ave.
Chicago, IL. 60651

A & Dee Builders, Inc.
3037 W. Montrose Ave.
Chicago, IL. 60618

THE NEW TRUST AND SAVINGS BANK
1001 N. ASHLAND AVE CHICAGO, ILLINOIS
312 525 2780

THIS INSTRUMENT WAS PREPARED BY:

*3201 N. Ashland Ave
Chicago IL 60651*

La Salle Bank

CHICAGO

Deed to

Deed to

Address

Promised

Delivered to

Address

Prepared by

3756310

3756310

Property of Cook County Clerk's Office

OFFICIAL SEAL
RICHARD H. BAKER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 10, 1991

Notary Public

day of October, 1988

present under my hand and Notarial Seal, this

31st.

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 he signed, sealed and delivered the said instrument in full, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, Richard H. Baker, Notary Public in and for said County, in the State aforesaid, do hereby certify that Wayne A. Thomas & Caryn A. Thomas, his wife,

State of Illinois }
County of Cook }
55.

11/15/88
STW