

This Indenture, WITNESSETH, That the Grantor VLADIMIR TITLYEUSKY & NATASHA TITLYEUSKY His wife

of the CITY of MILES County of COOK and State of ILLINOIS for and in consideration of the sum of SEVENTEEN THOUSAND 00/100 Dollars in hand paid, CONVEY AND WARRANT to THOMAS J. MICHELSON, 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 MILES County of COOK and State of Illinois, to-wit: LOT FOURTY NINE (EXCEPTING THEREFROM THAT PART THEREOF BEING WITHIN UNLATCHED ARLEY AS SHOWN IN ORDINANCE RECORDED AS DOCUMENT NUMBER 17837547; AND EXCEPT THE WEST 106.9 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE THEREOF; THE WEST LINE OF SAID TRACT BEING A STRAIGHT LINE DRAWN PARALLEL TO THE WEST LINE OF SAID LOT FORTY NINE (49) IN CHESTERFIELD MILES RESUBDIVISION UNIT TWO A PART OF FIRST ADDITION TO DEWATER - WASHINGTON ROAD SUBDIVISION IN THE NORTH WEST QUARTER (1/4) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PART OF SAID CHESTERFIELD MILES RESUBDIVISION UNIT TWO REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 22, 1911, AS DOCUMENT NUMBER 1983643

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.

WHEREAS, The Grantor's VLADIMIR TITLYEUSKY & NATASHA TITLYEUSKY justly indebted upon one retail installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 354.83 each until paid in full, payable to LA SALLE BANK LAKE VIEW

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The Grantor covenant and agree 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 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 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; (7) to pay all taxes or assessments, and the interest thereon when due; (8) to pay all prior incumbrances or the interest thereon when due; (9) 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 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 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 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 Agreed 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 embracing 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 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 levied 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 annulled, 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 and his heirs, executors, administrators and assigns of said grantor, waive all right by 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, 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 ROBERT W. WILSHE 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, then the holder of the note is hereby empowered to appoint a new successor in trust through a resolution of the board. 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 30 day of AUGUST A. D. 19 20
Vladimir Titlyeusk (SEAL)
Natasha Titlyeusk (SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

Box No.

Trust deed

THOMAS J. MICHELSON, Trustee

TO

THIS INSTRUMENT WAS PREPARED BY:

LaSalle Bank Lake View

1/31/805
KID

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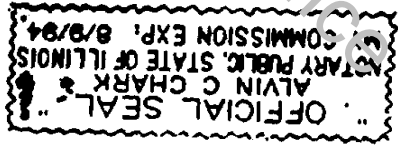
REGISTRATION EXP. 8/8/84
OFFICIAL SEAL

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VIA DELIVER THROUGH
6653 NATIONAL
MILES IL 60648

Property of Cook County Clerk's Office



31 day of November, 1980

Alvin C. Chark
Notary Public

I, Alvin C. Chark, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument personally known to me to be the same person, whose name is subscribed to the foregoing instrument, including the release and waiver of the right of homestead.

Shinn under my hand and Notarial Seal, this day of November, 1980.

State of Illinois }
County of Cook }

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