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This Indenture, WITNESSETH, That the Grantor ... Constantinos Koubia, a widower

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

for and in consideration of the sum of ... Twenty Six Thousand and 00/100 ... Dollars in hand paid, CONVEYS AND WARRANTS 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 ... Chicago ... County of ... Cook ... and State of Illinois, to-wit:

Lot 3A in Subdivision of the West 52 feet of Lot 46 and all of Lots 49, 52 and 55 of Shackford's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 2516-40 W. Gunnison, Chicago, Illinois. #0625

PERMANENT TAX NO. 1 13-12-18-010

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.

WIKKMAN, The Grantor's Constantinos Koubia, a widower

justly indebted upon one rental installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 438.25 each until paid in full, payable to

LaSalle Bank Lake View

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 on 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 while so indebted, the premises shall not be mortgaged or encumbered in any way, and that the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause also, and payable first, to the first Trustee of Mortgage, 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; (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 a lien is placed on the premises, the grantor or the holder of said indebtedness, may secure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, as or for 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; (7) 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; (8) inasmuch as the grantor herein, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable attorneys fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree, 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; (9) All such expenses and disbursements shall be an additional lien upon said premises, and 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 dismissed, nor a release therefrom given, until all such expenses and disbursements, and the costs of suit, including attorney's fees have been paid; (10) The grantor, her 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 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 12th day of September, A. D. 19 90

Constantinos Koubia (SEAL) (SEAL) (SEAL) (SEAL)

UNOFFICIAL COPY

Box No.

Trust deed

CONSTANTINOS KOURBIS,

a widower,

TO

THOMAS J. MICHELSON, Trustee

THIS INSTRUMENT WAS PREPARED BY:

B. Schneider

6307 N. Pulaski

Chicago, IL 60646

US Safe Bank Lake View

Property of Cook County Clerk's Office

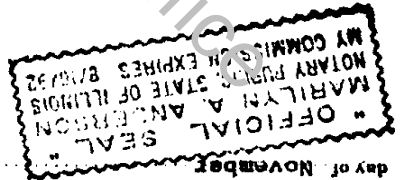
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CAROL HODGSON, CLERK
REGISTRAR OF TITLES



day of November, 1990 A. D.

Marilyn A. Anderson

I, Marilyn A. Anderson, Notary Public in and for said County, in the State aforesaid, do hereby certify that Constantinos Kourbis, a widower, 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 as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

12th

Notary Public

*Lorraine Bopp Peterson
3407 N. Ashland
CHICAGO, IL 60647*

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