

This Indenture, WITNESSETH, That the Grantor

Edward M. Ward and Christine Ward His Wife

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

for and in consideration of the sum of Six Thousand Eight Hundred Thirty One & 91/100 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 Chicago, County of Cook, and State of Illinois, to-wit:

The South 14 Feet of Lot 5 the North 16 Feet of Lot 6 in Bloom's Subdivision of the West 1/4 of the South East 1/4 of the North East 1/4 of Section 28, Township 37 North, Range 14 North of the Indian Boundary Line, East of the Third Principal Meridian in Cook County, Illinois

Permanent Tax Number: 25-28-214-023-0000

Commonly Known as 12012 S Lafayette Chicago IL 60628

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 Edward M. Ward and Christine Ward

justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 136.57/100 each until paid in full, payable to

Blue Ribbon Remodeling Co. Inc. assigned to LaSalle Bank Lakeview

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (2) To pay prior to the first day of June in each year, all taxes and assessments... (3) Within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises... (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 to be selected by the grantee herein... (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, 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 all 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... (8) 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... (9) It is Agreed by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure thereof-- including reasonable solicitor 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 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 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... 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 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 April A. D. 19 91

Edward M. Ward
Christine Ward

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NOTE IDENTIFIED

Box No. (17) 305

Trust Fund

03964430

03964430

TO
03964430
MICHELSON, Trustee

REGISTERED MAIL
CARD IN USE
POST OFFICE
NEW BRIDGE
NEW YORK
N.Y.
11211
LASSIE BANKING
CORPORATION
NEW YORK
N.Y.

UNOFFICIAL COPY

ADDRESSEE
NAME

Blue Ribbon

5116 N. Evergreen

Chicago, Ill., 60630

308-4130

Property of Cook County Clerk's Office

I, Edward S. Lane
Notary Public in and for said County, do hereby certify that
Christine Lane, his wife
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 they signed, sealed and delivered the said instrument
as free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and Notarial Seal, this 12th day of
A. D. 1991
Edward S. Lane
Notary Public