

TRUST DEED—INSURANCE, RECEIVER AND RENTS. No. 206-R
FOR ONE OR MORE NOTES, WITH OR WITHOUT COUPONS (ILLINOIS) REVISED TO MARCH 1935

21 949 151

This Indenture Witnesseth,

That the grantor, S. Juan M. Vela, Jr. and Alma Vela, his wife, of Cook County, Illinois, in consideration of Five Thousand Five Hundred Forty Four and 60/100 Dollars (\$5544.60), in hand paid, CONVEY and WARRANT to A. V. Wallace, Trustee, of Cook County, Illinois, and to his

successors in trust, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus, and all fixtures, together with the rents, profits and income thereof, and everything appurtenant thereto, situated in the County of Cook, in the State of Illinois, to wit: Block "C" of 3 (excent S. S. E. L.) Block "C" of Chytrau's Addition to Argyle, in the S. W. 1/4 of Section 8 Township 40 North, Range 14 East of the third principal meridian.

Hereby released and waives 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 set forth. Whereas, the grantor, Juan M. Vela, Jr. and Alma Vela, his wife, justly indebted upon ... principal promissory note, bearing even date herewith, payable to the order of Goldblatt Brothers, Inc., and by said mortgagors duly signed and delivered. Said note is in the amount of \$5544.60 and is due and payable in 60 successive monthly payments of \$92.41 each. Said payments commence on the 15th day of August, 1932 and on the same day of each and every month thereafter until paid. Said note bears interest at the highest lawful rate after maturity.

THIS IS A JUDICIAL TRUST DEED

Said interest is further evidenced by interest coupons proper form and date. Said note is at the office of Sears, Bank and Trust Co., 3401 W. Arthington St., Chicago, Illinois, or at such other place as the legal holder thereof may from time to time in writing appoint.

The Grantor, S. 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 July in each year, ... 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) to keep said premises in good condition and repair without waste and free from any mechanical or other liens or claims of lien; (5) to complete within a reasonable time any and all buildings now or at any time in process of erection on said premises; and (6) to keep ... at any time on said premises insured against loss by fire, lightning and tornado to their full insurable value, in companies to be approved by the legal holder of the indebtedness secured hereby, with loss clause payable to the grantor herein as his interest may appear, and all such policies shall be deposited and remain with the legal holder of the indebtedness secured hereby. The grantee is empowered to adjust, compromise, submit to arbitration and appraisal, and collect, and apply to the reduction of said indebtedness, an amount for loss arising under any insurance policy covering said premises; and to that end the grantee is irrevocably appointed the attorney in fact of the grantor, ... and in ... name, and to execute and deliver such receipts, releases and other writings as shall be requisite to completely accomplish such adjustments, compromise, arbitration, appraisal and collection. In case of foreclosure hereof each such insurance policy may be endorsed or rewritten so as to make loss thereunder payable to the decree creditor or creditors or after sale pursuant to such decree to the holder of the Master's certificate of sale, and such decree may so provide.

In case of default therein the grantee, or the holder of said indebtedness, or any part thereof, may, but is not obligated to, make any payment or perform any act heretofore required of the grantor, S., and may, but is not obligated to, purchase, discharge, compromise or settle any tax, lien or other lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises and when so doing, is not obligated to inquire into the validity of any tax, assessment, lien, forfeiture, or lien or title or claim thereof. If any building or other improvement upon said premises, at any time, shall not be completed within a reasonable time, as Trust or any such holder may cause the completion thereof in any form and manner deemed expedient. All moneys paid for any of the aforesaid purposes and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by the grantee or such holder to protect the lien hereof, and reasonable compensation for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby, immediately due and payable with interest at seven per cent per annum.

In the event of a breach of any of the aforesaid 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 the time of such breach at seven per cent per annum, shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all said indebtedness had been matured by express terms. All expenses and costs paid or incurred in behalf of complainant in connection with proceedings for the foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, photographer's charges, cost of procuring or of completing abstract showing the whole title to said premises—shall be paid by the grantor, S., 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 by reason hereof shall also be paid by the grantor, S.; all of which expenses and disbursements shall be an additional lien upon said premises, and included in any decree that may be rendered in such foreclosure proceeding. The grantor, S., his wife, ... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and consent that upon the filing of a bill to foreclose this Trust Deed, the grantee or some other suitable person or corporation may be appointed Receiver of said premises, without notice, and without complaint being required to give any bond, whether the premises be then occupied as a homestead or not, and irrespective of the solvency of any person or the adequacy of the security, with the usual powers and duties of Receiver, and that said Receiver may continue in office during the pendency of said foreclosure and thereafter until redemption made or the sale of said premises in case of sale, and may collect rents, alter or repair said premises and put and maintain them in first class condition and out of the income, may pay expenses of Receiver, insurance premiums, all taxes and assessments which are a lien or charge at any time during the Receivership, cost of such alterations and repairs, and may also pay and do whatever the grantee is hereby authorized to pay and do. The net income, or any part thereof, may be applied from time to time on any foreclosure decree entered in such proceedings, and in case of sale and deficiency, the deficiency, whether there be a decree therefor in personam or not, and whether any subsequent owner of the premises of redemption be liable therefor or not, shall be paid out of the net income remaining at the termination of the Receivership.

As additional security the grantor, S. hereby assigns, S., all the rents, issues and profits arising or to arise out of said premises to the grantee herein and authorizes S. to do in his own name as assignee, or otherwise, to receive, sue for, or otherwise collect such rents, issues and profits, to serve all notices which may be or become necessary to maintain for the debtor proceedings, to receive, possess, lease, and release said premises, or any portion thereof, for such term or terms, and upon such conditions as he may deem proper, and apply the proceeds thereof, first, to the payment of the expense of operating and charges against said premises; and, second, to the payment of the indebtedness hereby secured rendering the surplus, if any, to the grantor, S., if and when the indebtedness hereby secured shall have been fully paid.

In The Event of the death or permanent removal from said Cook County of the grantor, or his refusal or failure to act then F. A. Peluso of said Cook County, is hereby made first successor in this trust, and invested with all the title and the powers granted to said grantor, and if for any like cause said first successor also shall fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said Cook County is hereby made second successor in this trust with like title and powers.

When all of the aforesaid agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges. This Trust Deed and all provisions hereof, shall extend to and be binding upon the grantor, S., and all persons claiming under or through the grantor.

Witness the hand and seal of the grantor, this 21st day of June, A. D. 1932

Juan M. Vela, Jr. (SEAL)
Alma Vela (SEAL)

*To be stricken out if no interest coupons are used

21 949 151 OFFICE

UNOFFICIAL COPY

State of Illinois }
County of Cook } ss.

I, Patricia L. Pollack, a NOTARY PUBLIC in and for said County in the State aforesaid, Do Hereby Certify, that Juan M. Vela Jr. and Alma Vela, his wife

_____ , personally known to me to be the same person whose names _____ subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that the _____ signed, sealed, and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal this 21st day of June, A. D. 1972.

Patricia L. Pollack



My Commission Expires Feb. 20, 1974

Richard A. Blum
1972 JUN 22 PM 44

EXCESS OF FEES
COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN-22-72 159164 • 21949151 • A — Rec 5.00

5.00

21949151

Box 123

Trust Deed

Juan M. Vela Jr. and Alma Vela, his wife

TO

A. V. Wallace, Trustee

END OF RECORDED DOCUMENT