

UNOFFICIAL COPY

TRUST DEED AND NOTE

22 407. 445

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of ~~XXXX~~ Chicago, County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to HOME INVESTMENT AGENCY

of Cicero, County of Cook and State of Illinois, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit:

The East 25 feet of West 74 feet of Lots 45, 46, 47 and 48 and of the South 10 feet of Lot 44 in Block 1 of Millard and Decker's Subdivision of the East half of the North West quarter of Section 26, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenable and in good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall, with 8% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:

\$ 1,100.00 On Demand after date for value received I (we) promise to pay to the order of HOME INVESTMENT AGENCY the sum of ONE THOUSAND ONE HUNDRED AND NO/100ths Dollars at the office of the legal holder of this instrument with interest at 8 per cent per annum after date hereof until paid. Repayable in monthly installments of \$95.69 per or more until paid in full.

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any court of record in any County or State in the United States to appear for us in such court, in term time or vacation, at any time after maturity hereof, and confess a judgment without process in favor of the holder of this instrument for such amount as may appear to be unpaid thereon, together with costs, and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and to consent to immediate execution upon such judgment, hereby ratifying and confirming all that my (our) said attorney may do by virtue hereof.

IN THE EVENT of the trustee's death, inability, or removal from said Cook County, or of his resignation, refusal or failure to act, then Recorder of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fails or refuses 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 trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

Witness our hands and seals this 13th day of April 19 73

Humberto Perez (SEAL)
HUMBERTO PEREZ

Monica C. Perez (SEAL)
MONICA C. PEREZ

22 407. 445

Office

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1973 JUL 20 PM 1 58 *Josefina Velasco*

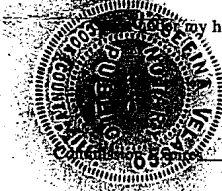
RECORDER OF DEEDS
COOK COUNTY ILLINOIS

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Josefina Velasco, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Humberto Perez & Monica C. Perez, his wife,

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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.



in my hand and notarial seal this 13th day of April, 19 73

Josefina Velasco
Josefina Velasco Notary Public

6/8/75



Trust Deed and Note
HUMBERTO PEREZ & MONICA C. PEREZ, HIS WIFE,
TO
HOME INVESTMENT AGENCY



Mail to: Home Investment Agency
P. O. Box 50302
Cicero, Illinois 60650

22407445

END OF RECORDED DOCUMENT