

# UNOFFICIAL COPY

22 777 147

TRUST DEED—Standard, with Insurance Clause, under Law of ILL. No. 1229. Printed and for sale by M. D. RITZ, Stationer, Chicago.

63-7772 H 2  
191-9

THIS INDENTURE Witnesseth, that the Grantor s., **Fernando Astorga and <sup>Maria</sup> Edwarda Astorga, his wife**

of the **City of Chicago** in the County of **Cook** and State of **Illinois**  
in and said, Convey...and Warrant to **Louise Vet,**  
of **Chicago** of the **Cook** County  
of **Illinois** the following described Real Estate, to-wit:

The **North 12 feet of lots 34 and the South 18 feet of lot 35**  
in **Wendy Curtis** Subdivision of lots 63, 66, 71, 74 and 79 in  
**Joy and Frisbie's** Subdivision of East half of West half of the  
**North 1/4 quarter of Section 26, Township 39 North, Range 13, East**  
**of the Third Principal Meridian, in Cook County, Illinois.**

situated in the County of **Cook** in the State of **Illinois** hereby  
releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right  
to retain possession of said premises after any default in payment, or a breach of any of the covenants or agreements herein  
contained, in trust, nevertheless, for the following purpose:

Whereas, The said **Fernando Astorga and Edwarda Astorga** Grantor s herein are justly  
indebted upon **their** Promissory Note bearing even date herewith, payable to the order of  
**Guatavo Zavala and Maria Lu's Zavala** in the sum of **Three**  
**Thousand dollars, due six months after date hereof, bearing**  
**no interest for the said period, now ever bearing interest at**  
**7% per annum after maturity, until paid.**

*This is a Junior Mortgage - 1500*

Now, if default be made in the payment of the said Promissory Note or of any part thereof, or  
the interest thereon, or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of  
waive, or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein  
contained, then in such case the whole of said principal sum and interest, secured by the said Promissory Note, shall be  
payable; and, on the application of the legal holder or holders thereof, become immediately due and  
payable; and, on the application of the legal holder of said Promissory Note, or either of them, he shall be  
lawful for the said grantee, or his successor in trust, to enter into and upon and take possession of the prem-  
ises hereby granted, or any part thereof, and to collect and receive all rents, issues and profits thereof, and  
in his own name or otherwise, to file a bill or bills in any court having jurisdiction thereof against the said  
party of the first part, **their** heirs, executors, administrators and assigns, to obtain a decree for the sale and conveyance  
of the whole or any part of said premises for the purposes herein specified, by said party of the second part, as such trustee or  
as special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the cost's of  
such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the  
second part, or person who may be appointed to execute this trust, and \_\_\_\_\_ Dollars  
attorney's and solicitor's fees, and also all other expenses of this trust, including all moneys advanced for insurance, taxes and  
other liens or assessments, with interest thereon at **7** per cent. per annum; then to pay the principal of said note  
whether due and payable by the terms thereof or the option of the legal holder thereof, and interest due on said note up  
to the time of such sale, rendering the surplus, if any, unto the said party of the first part, legal representatives  
or assigns, on reasonable request, and to pay any rents that may be collected after such sale and before the time of redemp-  
tion expires, to the purchaser or purchasers of said premises at such sale or sales, and it shall not be the duty of the purchaser  
to see to the application of the purchase money.

And the said grantor s. covenant and agree that he will keep all buildings that may at any time be upon  
said premises, insured in such companies as the holder of said note shall direct, for their full insurable value, and make  
the loss, if any, payable to, and deposit the policies of insurance with, the party of the second part, as further security for  
the indebtedness aforesaid.

When the said note and all expenses accruing under this Trust Deed shall be fully paid, the said grantee or his suc-  
cessor or legal representatives shall re-convey all of said premises remaining unsold to the said grantor s. or **their**  
heirs or assigns, upon receiving his reasonable charges therefor. In case of the death, resignation, removal from said  
County, or other inability to act of said grantee  
then **Cook** County, or other inability to act of said grantee  
then **Anne Cerny** of said **Cook County**

is hereby appointed and made successor in trust herein, with like power and authority, as is hereby vested in said grantee.  
It is agreed that said grantor s. shall pay all costs and attorney's fees incurred or paid by said grantee or the holder or  
holders of said note in any suit in which either of them may be plaintiff or defendant, by reason of being a party to this  
Trust Deed, or a holder of said note, and that the same shall be a lien on said premises, and may be included in any decree  
ordering the sale of said premises and taken out of the proceeds of any sale thereof.

Witness The hand s. and seal s. of the said grantor s. this **20th** day of **June** A.D. 19**14**.

This instrument prepared by **Atto Placak** Attorney at Law 3653 W. 26th St.  
**Fernando Astorga** [SEAL]  
**Edwarda Astorga** [SEAL]

22 777 147

# UNOFFICIAL COPY

State of ILLINOIS  
County of COOK

SS.

I, OTTO C. PLACEK,

a notary public in and for said County, in the State aforesaid, Do hereby Certify That Fernando Astorga and Edwarda Astorga, his wife

personally known to me to be the same person whose name 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.



Given Under my hand and notarial seal, this 20th day of June, A. D. 1974.

*O. C. Placek*  
Notary Public

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
JUL 9 '74 2 33 PM

*William A. Clark*  
RECORDER OF DEEDS  
\*22777147

BOX 675

**TRUST DEED.**  
STATUTORY FORM.

ASTORGA

TO

VET

State of \_\_\_\_\_ } No. ....  
COUNTY. }  
This instrument was filed for record in the Recorder's Office of \_\_\_\_\_ County aforesaid, on the \_\_\_\_\_ day of \_\_\_\_\_, A. D., 190\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Book \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_  
Recorder: \_\_\_\_\_

Printed and for Sale by M. D. Barnes & Co., Stationers, Chicago.  
4M-1709

**END OF RECORDED DOCUMENT**