

22 894 260

TRUST DEED

NO. 101NW

Trust Indenture, WITNESSETH, That the Grantor s ARMANDO PEREZ and MARTHA PEREZ, his wife

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Forty nine hundred thirty nine and 50/100 Dollars in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, 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 27 in Block 1 in J. C. Hair's Subdivision of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 2, 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. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor s ARMANDO PEREZ and MARTHA PEREZ, his wife justly indebted upon their one principal promissory note bearing even date herewith, payable MALLORY BUILDERS, for the sum of Forty nine hundred thirty nine and 50/100 Dollars (\$4939.50) payable in 59 successive monthly instalments each of \$82.33 except the final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 5th day of Dec. 1974, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR s covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or and on demand to exhibit receipts therefor; (2) To pay prior to the first day of June in each year, all taxes and assessments against said premises that may have been destroyed or damaged; (3) That within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that were insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee; (4) That the grantee herein shall not be liable for any loss of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, 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) To pay all 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 the same with interest thereon from time to time; and all money so paid, the grantor s agree to repay immediately without demand, and with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereby; (7) That in case 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 by both, the same as if all of said indebtedness had then matured by express terms.

IN WITNESS WHEREOF, the grantor s that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof of said premises embracing foreclosure decree 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, shall also be paid by the grantor s. 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 decree, 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 s for said grantor s and for the heirs, executors, administrators and assigns of said grantor s, 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 s, or to any party claiming under said grantor s, 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 August G. Merkel 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, the person who shall then be the acting Recorder or Clerk of said County is hereby appointed to be second successor in this trust. 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 24th day of October A. D. 1974 Armando Perez (SEAL) Martha Perez (SEAL)

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UNOFFICIAL COPY

State of Illinois }
County of Cook } ss.

I, _____
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that:
ARMANDO PEREZ and MARTHA PEREZ, his wife

personally known to me to be the same person 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.

Given under my Hand and Notarial Seal, this 24th
day of Oct A. D. 19 74

[Signature]

My Commission Expires April 5, 1976



1974 OCT 31

1974 OCT 31

AM 10 38

Armando R. Gomez
974 OCT 31 AM 10 38

RECORDED OF DEEDS
COOK COUNTY ILLINOIS

001-31-74 000940 22804260 M A Rec 5.00

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Northwest National Bank of Chicago
3333 North Milwaukee Avenue
Chicago, Illinois 60641

Bar. No. 256

Trust Deed

ARMANDO PEREZ and
MARTHA PEREZ, his wife
TO
JOSEPH MONTANA, Trustee

THIS INSTRUMENT WAS PREPARED BY

L. de Welle

22804260

END OF RECORDED DOCUMENT