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TRUST DEED — INSURANCE AND RECEIVER Form 15 C. (Rev.) Perfection Legal Forms & Printing Co., Rockford, Illinois

This Indenture WITNESSETH, That the Grantors **23 527 595**

PEDRO SANCHEZ and LUZ M. SANCHEZ, his wife

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

for and in consideration of the sum of Six thousand six hundred thirty-nine and 41/100 - - Dollars

in hand paid, CONVEY and WARRANT to **EUGENE C. ERNSTING, Trustee**

of the Village of Roselle County of DuPage 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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of Cook

State of Illinois to-wit:

Lot 3 in Block 4 in J. Johnston Jr.'s Subdivision of 9 acres in the North West quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

10⁰⁰

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 Grantors **PEDRO SANCHEZ and LUZ M. SANCHEZ, his wife**

justly indebted upon their one principal promissory note bearing even date herewith in the sum of

Six thousand six hundred thirty-nine and 41/100 - - - - - (\$ 6,639.41) payable to the order of "Bearer" with interest thereon at the rate of ~~6 1/2~~ per cent per annum, payable monthly on the whole amount of said principal sum remaining from time to time unpaid said principal and interest payable as follows: One hundred twenty-five and no/100 Dollars (\$125.00) on the 1st day of July A.D. 1976 and One hundred twenty-five and no/100 Dollars or more on or before the 1st day of each and every month thereafter until said principal sum and interest have been paid, each payment to be first applied to payment of interest and the balance on account of principal both principal and interest payable in lawful money of the United States of America at the office of the ROSELLE STATE BANK, Roselle, Illinois, or such other place as the legal holder hereof may from time to time in writing appoint. Each installment payment payable under the terms of this note shall draw interest at the highest legal rate per annum, after maturity.

or such other place as the legal holder hereof may from time to time in writing appoint.

THE GRANTORS covenant and agree as follows: (1) to pay said indebtedness, and the interest thereon as herein and in said notes and coupons provided, or according to any agreement extending time of payment, (2) to pay prior to the time that penalty will attach in each year, all taxes and 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) that waste to said premises shall not be committed or suffered; (5) to keep all buildings at any time on said premises insured against loss by fire and tornado, to the full insurable value, in companies to be approved by the holder of said indebtedness and deliver to the said holder of said indebtedness the insurance policies so written as to require all loss to be applied in reduction of said indebtedness; (6) to keep the said property tenable and in good repair; and (7) not to suffer any mechanic's or other lien to attach to said premises. In the event of failure so to insure, to pay taxes or assessments, or to keep the property in good repair, or to prevent mechanic's or other liens attaching to said premises, the grantor, or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or make such repairs as he may deem necessary to keep the said premises in tenable condition, or discharge or purchase any tax lien or title affecting said premises, and all moneys so paid, the grantor agrees 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.

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 hereof, or by suit at law, or both, the same as if all said indebtedness had then matured by express terms.

IT IS AGREED that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing an abstract of title showing the whole title to said premises embracing foreclosure decree shall be paid by the grantor; that the like expenses and disbursements, occasioned by any suit or proceeding wherein the trustee, or any holder of any part of said indebtedness, as such may be a party, shall also be paid by the grantor; that 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 proceeding, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such fees, expenses and disbursements, and the costs of suit, including solicitor's fees, have been paid. The grantor waives all right to the possession of and income from said premises pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agrees that upon the filing of any bill to foreclose this Trust Deed, a Receiver shall upon motion of Solicitor for complainant, without notice, be immediately appointed by the court before which such motion for the appointment of a receiver shall come on for hearing, to take possession or charge of said premises, and collect such income and the same, less necessary expenditures, including repairs, insurance premiums, taxes, assessments and his commissions, to pay to the person entitled thereto in reduction of the indebtedness hereby secured, in reduction of the amount of any decree of sale entered in any foreclosure proceeding, in payment or reduction of any deficiency after a Master's or Commissioner's sale under any decree of sale, in payment or reduction of any deficiency decree entered thereon, or, if not in either manner so applied, the court approving the receiver's report shall order that the same be paid to the person entitled to the deed under the Master's or Commissioner's sale. A bond on application for receiver as hereby expressly waived and it shall not be the duty of the trustee, legal holder of the notes or purchase at any Master's or other sale to see to the application of the principal sum hereby secured or of the purchase money, or to inquire into the validity of any taxes, assessments, tax sales, tax titles, mechanic's or other liens or titles, or the necessity for repairs, in advancing moneys as hereinbefore provided.

IN THE EVENT of the death, disability, removal or absence from said DuPage County of the grantor, or of his refusal or failure to act, then **ERWIN O. ELBERT** said County is hereby appointed to be the

acting Recorder of Deeds of said County as hereby appointed to be named successor in this trust. And when all the aforesaid covenants and agreements are performed, the trustee, or his successor in trust, shall release said premises to the party entitled thereto on receiving his reasonable charges.

WITNESS the hand and seals of the grantors this 1st day of June A. D. 19 76

(SEAL)
(SEAL)

Pedro Sanchez
Luz M Sanchez

(SEAL)
(SEAL)

23 527 595

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STATE OF Illinois

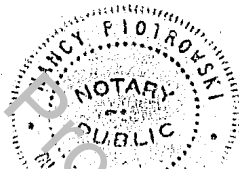
County of DuPage

I, Nancy Piotrowski, a Notary Public

in and for, and residing in said County, in the State aforesaid

DO HEREBY CERTIFY, that
PEDRO SANCHEZ and LUZ M. SANCHEZ, his wife

personally known to me to be the same person^s, whose name s ar subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, seal 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 1st day of June A. D. 19 76.



My Commission Expires October 30, 19 77

Nancy Piotrowski

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN 21 12 45 PM '76

William P. Allen
RECORDER OF DEEDS

*23527595

No. _____

TRUST DEED

TO _____

STATE OF _____

SS. No. _____

County _____

This instrument was filed for record in the Recorder's Office of _____ County aforesaid, on the _____ day of _____, 19 _____ at _____ M. and recorded in Book _____ of _____ on Page _____

RECORDED

Box 533

Mail To:
Roselle State Bank & Trust Co.
Mortgage Loan Dept.
P. O. Box 200
Roselle, IL 60172

Professional Legal Names & Printing Co., Eastford, Ill.

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