UNOFFICIAL COPY

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	APR S		
TRUST DEED	ຶ່ນ 27512988		
	N 27312300		
	W		
	0 0 THE ABOVE SPACE FOR RECORDER'S USE ONLY		
	o o me Ana Cruz.		
April 12, 19	985 19_85 between Ismael Cruz and Ana Cruz,		
THIS INDENTURE, IIIau	, an Illinois		
his wife in JOIN. TENANCY	murity Pacific Finance Colp.	•	
herein referred to as "Mor gagors, and			
corporation, nerell relented to	egurity Egy witnesseth: y indebted to the legal holders of the Instalment Note hereinafter described, Holder of the Note, in the principal sum of Six thousand ninety	-	
eaid lenal holder being herein	Dollars.		
145 004 061-	11- As the Holder and		
rough by one certain Instalment Note	f the Mortgagors of even date herewith, made payable to the Moots and principal and interest, with the balance of monthly instalments of principal and interest, with the balance of monthly instalments of principal and interest, with the balance of monthly instalments and mortal payable on March 17, 1989 problems and payable to the Mortgagors of even have been payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith, made payable to the Mortgagors of even date herewith and the balance of principal and interest, with the balance of payable to the Mortgagors of even date herewith and the payable to the Mortgagors of even date herewith and the Mort		
delivered, which said Note provides for			
indebtedness, if not sooner para, and	Under a nevolving Emb		
NOW, THEREFORE, the Mortgagors to deed, and to	the paym. of said principal sum of inlury and sum contained, by the Mortgagors to be he performar e of the covenants and agreements herein contained, by these presents CONVEY he Dollar in hand pair "me "sceipt whereof is hereby acknowledged, do by these presents CONVEY bed Real Estate and all of their estate, right, title and interest therein, assigns, the following described Real Estate and all of their estate, right, title and interest therein, CONTY OF COOK		
Detroined, and size and the encoessors and	333g/15, 1112		
situate, lying and being in			
AND STATE OF THE	a - 1 4 in Aggossor's		
Lot 22 in Block 2 in Ernest	AND STATE OF ILLINOIS, IN MARKET OF THE STATE OF ILLINOIS, IN MARKET OF STATE OF ILLINOIS, IN MARKET OF ILLINOIS, IN COOK COUNTY, ILLINOIS, ILLINOIS, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS, INC., INC., ILLINOIS, INC., ILLINOIS, INC., ILLINOIS, INC., ILLINOIS, INC., ILLINOIS, ILLINOIS		
Division of the Northwest 24	arter of the Southeas Quarter of Section 20, Tellinois. the Third Principal M ridian, in Cook County, Illinois.		
40 NOLCII, 100-50	()		
Commonly known as: 3543 N.	Racine, Chicago, IL 60657		
Commonly known as:	4/2		
2 27 mhor 14-	20-400-015		
Permanent Parcel Number 14-			
	C'		
AR-16-63 10821 0 27512983 4 A マルン 11.5 2 1			
7 /			
	in as the "premises."		
which, with the property hereinafter described, is	s referred to herein as the "premises." is, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereo ors may be entitled thereto (which are pledged primarily and on a parity with said real estate and no core may be entitled thereto (which are pledged primarily and on a parity with said, and included the province of the profit of the pro		
TOGETHER with all improvements, tenents of for so long and during all such times as Mortgage for so long and during all such times as Mortgage.	s referred to herein as the "premises, is, assements, is assements, fixtures, and appurtenances thereto belonging, and all rents, issues and proints lineres, is, easements, fixtures, and appurtenances thereto belonging, and an aparity with said real estate and no ors may be entitled thereto (which are pledged primarily and on a parity with said real estate that ors may be entitled thereto (which are pledged primarily and on a parity with said real, gist, power or so where thereto, and water heaters. All of the foregoing are declared to be a part of said real estate whether the premises by the mortgagor where the premises by the mortgagor.		
refrigeration (whether single units or centrally co	troves and water heaters. All of the foregoing are deviated in the premises by the mortgagor	5	
Of their sub- promises unto	the Salu Husice, the standard Exemption Laws of the Guste	4.37	
herein set forth, free from all rights and benefits benefits the Mortgagors do hereby expressly re	under and by virtue of the Holliesless Scientificand waive. ease and waive. ages. The covenants, conditions and provisions appearing on page 2 (the revers ages. The covenants, conditions and provisions appearing on page 2 (the reverse ated herein by reference and are a part hereof and shall be binding on the	e	
This trust deed consists of two pare incorporate trust deed) are incorporate trust deed)	ease and waive. ages. The covenants, conditions and provisions appearing on page 2 (the fevel of ages). The covenants are a part hereof and shall be binding on the attention and the age of the age o		
mortgagors, then here,	and assigns. seal_Sof Mortgagors the day and year first above written.		
WITNESS the hand s and	Cha Cruz ISEA	L]	
Ismael Cree	[SEAL] [SEAL] [SEAL]		
Ismael Cruz		7 2	
	Carcia-8565 W. Dempster Suite 115, Niles, IL 60648	=	
This Trust Deed was prepared by	Garcia-8565 W. Dempster Suite 115, Niles, IL 60648	512388	
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DuPage) Ci	BILEY THAT ISMACT CLUS		
	OTNI TENANCI		
who _are_	personally known to me to be the same persons whose helically better the foregoing instrument, appeared before me this day in person and acknowledged the foregoing instrument as their	free	
subscribed to	the foregoing instrument, and delivered the said Instrument as		
and voluntary	act, for the uses and purposes therein set is		
Give		unio 1	
	n under my hand and Notarial Seal IIII Notary Property Search Company	Min.	
Notarial Seal	Page 1		
15120-0185 IL TRUST DEED			
	ORIGINAL		

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

1. Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior linor Trustee or to holders of the note; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note deplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or daylicate receipts therefor. To prevent default hereunder Mortgagors shall have any desire to contest.

duplicate receipts therefor. To prevent detault hereunder Mortgagors snall pay in full under protest, in the manner provided by statute, any tax of assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the lightning or windstorm (and flood damage, which is the provided of the note, such including and including the provided of the note, such ingits to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten day prior to the respective dates of expiration.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in a y orm and manner deemed expedient, and may, but need not, make any payment or perform any act hereinbefore required of mortgagors in a y orm and manner deemed expedient, and may, but need not, make any payment or perform any act hereinbefore required of mortgagors in a y orm and manner deemed expedient, and may, but need not, make any payment or perform any act hereinbefore required of mortgagors in a y orm and manner deemed expedient, and may, but need not, make any payment or perform any act hereinbefore required of controlling and payments of principal or interest on prior incorred in purposes herein authorized and all

part of Mortgagors.

5. The Trustee or the hours an he note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or as imate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any fax. Tessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each liter of in bledness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and with fair of the tothortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the co. Ita y, become due and payable (a) immediately in the case of default in making payment of any instalment of principal or interest on the note, or (b) which default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

Mortgagors herein contained.

7. When the indebtedness hereby secured she, become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to for clos it in each hereof, there shall be allowed and included as additional indebtedness in the decree right to foreclose the lien hereof. In any suit to for clos it in each hereof, there shall be allowed and included as additional indebtedness in the decree right to foreclose the lien hereof. In any suit to for clos it in each hereof, there shall be allowed and included as additional indebtedness in the decree right to foreclose the lien hereof. In any suit to for clos it in each hereof, there shall be allowed and included as additional indebtedness in the decree right in the decree of procuring all justice. It is a proposed to the content of t

as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court and increases the premises of a signs, and any appear and mere steel the filing of a bill to foreclose this trust deed, the court and increases a such appointment may be made either before or after sale, without notice, without regided to the solvency of insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power of collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the Juli altutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervent of a such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such as so of the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time management and append in whole or in part of: (a) The indebtedness secured hereby, or by any decide foreclosing this function is made prior to loreclosure sale; (b) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be cold and available to the party interposing same in an action at law upon the note hereby secured.

11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access there cosh ill be permitted for

interposing same in an action at law upon the note hereby secured.

Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access there is shall be permitted for

that purpose.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of this gradual stress of the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or invergise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising an involve herein given.

negigence or misconduct, or that or the agents or emproyees or mustee, and it may require indeminities satisfactory on before exercising an ower herein given.

13. Trustee shall release this trust deed has been fully paid, and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either secured by this trust deed has been fully paid, and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either secured by the trust deed has been paid, whith it is representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as representation. Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as representation. Trustee may accept as the genuine note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee hereunder or which the properties of the release of the regional trustee and this purports to be executed by the persons herein described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are recorded or filed. In case of th

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect trelease deed. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any profit in trust deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this trust deed.

IMPORTANT! FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY TRUSTEE BEFORE THE TRUST DEED IS FILED FOR RECORD.	Identification No
MAIL TO: SECURITY PACIFIC 8565 W. Dempster	FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
_ Niles, 1c 60648	
PLACE IN RECORDER'S OFFICE BOX NUMBER	

END OF RECORDED DOCUMENT