

This Indenture, WITNESSETH, That the Grantor Salvador Perez MARRIED TO ESMERALDA PEREZ

of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of Forty two hundred four, and 32/100 Dollars in hand paid, CONVEY, AND WARRANT to DENNIS S. KANARA, 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 14 in Block 3 in Pierce's Humboldt Park Addition to Chicago, of the Northeast quarter of Section 2, Township 39 North, Range 13, lying east of the 3rd principal meridian in Cook County, Illinois.

COMMONLY KNOWN AS 3333 W. PIERCE
PLAT 16-02 206-008

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 X Salvador Perez MARRIED TO ESMERALDA PEREZ

justly indebted upon one real estate contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$ 87.59 each until paid in full, payable to

Lake View Trust And Savings Bank ASSIGNED FROM STEEL CORP
3201 North Ashland Avenue
Chicago, Illinois 60657

THIS IS A JUDICIAL PROCEEDING

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June 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 now or at any time on said premises 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, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

In the event of failure to insure, or pay taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, or pay all prior incumbrances and the interest thereon from time to time, and all money 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 interest thereon, 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 both, the same as if all of said indebtedness had then matured by express terms.

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure proceedings, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, and any other expenses or disbursements, as such, may be a party, shall also be paid by the grantor. All such expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not be discharged, 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 for said grantor and for the heirs, executors, administrators and assigns of said grantor 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 or to any party claiming under said grantor 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 grantor, or of his refusal or failure to act, then

Thomas F. Bussey 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 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 grantor or his successor in trust, shall release said premises in the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 14th day of July, A. D. 1987.

X Salvador Perez (SEAL)

X Esmeralda Perez (SEAL)

(SEAL)

(SEAL)

87568035

UNOFFICIAL COPY

Box No. 146

Trust Deed

Salvador Perez
3333 S. PIERCE
CHICAGO, ILL. 60657

TO

DENNIS S. KANARA, Trustee

LAKE VIEW TRUST & SAVINGS BANK
3901 NO. ASHLAND AVE.
CHICAGO, ILLINOIS 60642

THIS INSTRUMENT WAS PREPARED BY:

TEEL LEWIS

2450 N. Ashland Ave

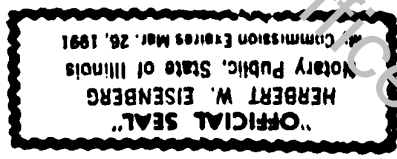
Chicago, Ill. 60647
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, ILL. 60657
312/525-2190

12⁰⁰

Property of Cook County Clerk's Office

-87-568035

DEPT-01 RECORDING \$12.00
T#4444 WHEN 0004 10/21/87 10:28:00
#0063 # D * 437-568035
COOK COUNTY RECORDER



day of July A. D. 19 87

I, Herbert Eisenberg, Notary Public in and for said County, in the State aforesaid, do hereby certify that
Salvador Perez & EMERSON PIERCE whose names
personally known to me to be the same person, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument
in full, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead
which under my hand and Notarial Seal, this
Notary Public, State of Illinois
HERBERT W. EISENBERG
Commission Expires Mar. 26, 1991

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