

UNOFFICIAL COPY

36-52911

87305597

This Indenture, WITNESSETH, That the Grantor Francisco Campos & Mary Kelly
.....C. P. O. S......MARRIED TO EACH OTHER.....

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of (7866.24) Dollars This and Eight Months, 1974, and Two 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 everything 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 71 in Bickerdikes Subdivision of the North 1/2
of Block 21 in Sarah Trustees Subdivision of the
West Port of Section 5 Township 39 North Range
14 East of the Third Principal Meridian in
Cook County Illinois

17-05-314-020 E 109 m
Commonly Known as 1507 W Argus

Herby 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 FRANCISCO Campos & Mary Kelly Campos

justly indebted upon one retail installment contract bearing even date herewith, providing for 48
installments of principal and interest in the amount of \$ 1,368 each until paid in full, payable to

87305597

Budd Builders Assigned to Lakerew Bank

THIS IS A TRUST MORTGAGE

The Grantor covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in such notes provided, or according to the agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments, general and特别的, and to defend the estate of the grantor 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 acceptable to the grantor, 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 Mortgagors or Trustees 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 so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the trustee 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 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 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 accrued interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon, such breach, at seven per cent, per annum, shall be recoverable by foreclosure that may be at law, or in equity, or in any other manner, and all costs and expenses of such foreclosure, including reasonable attorney fees, shall be paid by the grantor.

In the Event of the sale of said premises, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure, and, including reasonable attorney fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, embracing foreclosed debt, shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or proceeding whether the grantor or any holder of an interest of said indebtedness, as such, may be a party, shall also be paid by the grantor. 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 proceeding, 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, for said grantor, and/or the heirs, executors, administrators and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 County of the grantee, or his refusal or failure to act, then

Thomas F. Bussey,
any like cause and 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 grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charge.

Witness the hand and seal of the grantor, this 9th day of March, A.D. 1974.

X Francisco Campos (SEAL)

X Mary Kelly Campos (SEAL)

(SEAL)

UNOFFICIAL COPY

Grant Deed

Bar No. 146

Francisco Gomez, S. Martinez, Garcia
1609 W. Blue, 24104 ZUL

DENNIS S. KANARA, TRUSTEE

Attorney for Plaintiff
P.O. Box 100
Chicago, IL 60657

TO

6012

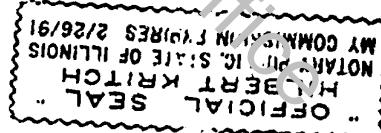
THIS INSTRUMENT WAS PREPARED BY:

Wanda Brinken
HLOW - BRINKEN
Chicago, IL 60657

LAKE VENTURE TRUST AND SAVINGS BANK
3201 N ASHLAND AVE, CHICAGO, IL 60657
312/525-2180

DEPT-01 RECORDING 312.00
T#0222 TRAN 0042 26/05/87 09:31:00
#0488 # D * 87-395597
COOK COUNTY RECORDER

12⁰⁰



day of **May**, A.D. 19**87**

Given under my hand and Notarial Seal, this
free and voluntary act, for the uses and purposes therin set forth, including the recitation and witness of the rights of him and
instrument, appeared before me this day in person, and acknowledged that he, willingly, named, and delivered the said instrument
personally known to me to be the same person whom I witnessed to be the foregoing
and acknowledged before me this day in the State of Illinois.

I, **Wanda Brinken**, County Clerk, County of **Illinois**,
a Notary Public in and for said County, in the State of Illinois, do hereby certify this **Grant Deed**.

County of **Illinois**,
State of **Illinois**,

87305597