

This Indenture, WITNESSETH, That the Grantor Miguel Dominguez (DIVERCED) NOT REMARRIED

of the City of Chicago County of Cook and State of Illinois 80/100 for and in consideration of the sum of Seventeen thousand two hundred ninety six & Dollars in hand paid, CONVEY AND WARRANT to 1st. Metropolitan Blds, Inc.

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:

4823 W. Schubert Chg., Il Lot 15 (except the East 19 feet thereof), all of Lot 16 the East 1 foot of Lot 17 in block 5 in Edward F. Kennedy's Resubdivision of the East 1/2 of the Southeast 1/4 of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN#13-28-411-011

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 Miguel Dominguez (DIVERCED)

justly indebted upon ONE retail installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 17,296.80 each until paid in full, payable to

1st. Metropolitan Blds, Inc. assignee True Value Financial Corp.

The following covenants 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 in the first day of June in each year, all taxes and assessments against said premises, and to 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 no acts to said premises shall not be committed or suffered, (5) to keep all buildings now or at any time on said premises insured in compliance with the conditions hereon, who is hereby authorized to place such insurance in compliance acceptable to the holder of the first mortgage indebtedness, with the clause attached hereto, to the first Trustee or Mortgagee, and second, in 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 (7) in the event of failure to insure, or pay taxes or assessments, or the prior incumbrance 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 lien or title affecting said premises or (8) all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor agree to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be as much additional indebtedness secured hereby (9) 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 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 (10) In the event of a breach of any of the aforesaid covenants or agreements, or in connection with the foreclosure thereof, including reasonable solicitors fees, outlays for documentary evidence, attorney's charges, cost of procuring or completing said act showing the whole title of said premises, including fore closure decree, as such, may be a party, shall also be paid by the grantor (11) All such expenses and disbursements, occasioned by any suit or proceeding wherein the grantee 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 diminished, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid (12) The grantor for said grantee and for the heirs, executors, administrators and assigns of said grantor waives all right in 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 (used, 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 grantee, or of his refusal or failure to act, then

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 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 16 day of Sept. A. D. 19 88

Prepared by: Leida Trevino 4258 N. Cicero Chg, Il 60641

Miguel Dominguez

(SEAL) (SEAL) (SEAL) (SEAL)

NOTE ID 8/4/88

53-512476

3/11/10  
14:11:15

But No. ...

# Trust Agreement

3751810

3751810 to

Trustee

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:  
Submitted by

to  
address

Devised corporate Trust

Deed to

class

Notified

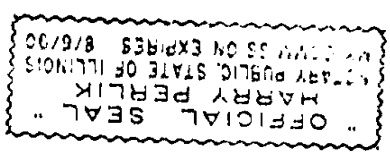
Witness

88512476

186034

Property of Cook County Clerk's Office

Mall for the Value Financial Corp.  
450 N. Gullom  
MRS. ILLINOIS 60641



91510

I, *Harry Perlik*  
Notary Public in and for said County, in the State aforesaid, Do hereby certify that  
Miguel Dominguez, Director, *NOT RECORDED*  
personally known to me to be the same person whose name  
IS  
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument  
at his 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 *11th* day of *March* A D 19 *98*  
*Miguel Dominguez*  
Notary Public