

THIS IS AN UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor
JESSE OROZCO and GLORIA OROZCO, HIS WIFE 55 740
88277905

of the . . . CITY . . . of . . . CHICAGO . . . County of . . . COOK . . . and State of . . . ILLINOIS . . .
for and in consideration of the sum of . . . EIGHT THOUSAND FOUR HUNDRED THIRTY-SEVEN & 80/100 . . . Dollars
in hand paid, CONVEY. AND WARRANT . . . to . . . DENNIS S. KANARA, Trustee . . . (\$8437.80)

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 130 in Burr Ellyn, a Resub. in the SE 1/4 of the NE 1/4 of Section 14, Township . . .
38 North, Range 13, East of the Third Principle Meridian, in Cook County, Illinois.
. . . P. I. N. . . 19-14-219-010 . . .
. . . MORE COMMONLY KNOWN AS: 5727 South Spaulding Chicago, Illinois.

-88-277905

DEPT-01
TH4444 TRAN 0463 06/24/88 10:16:00
#7537 #D *-88-277905
COOK COUNTY RECORDER

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 . . . JESSE OROZCO and GLORIA OROZCO, HIS WIFE . . .
justly indebted upon . . . ONE retail installment contract bearing even date herewith, providing for . . . 60 . . .
installments of principal and interest in the amount of \$. . . 145.63 . . . each until paid in full, payable to
THE FINANCIAL CENTER OF ILLINOIS . . .
ASSIGNED TO: LAKE VIEW TRUST and SAVINGS BANK . . .

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, to 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; (3) that waste to said premises shall not be committed or suffered; (4) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss claim attached to the first, to the first Trustee or Mortgagor and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustee until the indebtedness is fully paid; (5) to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

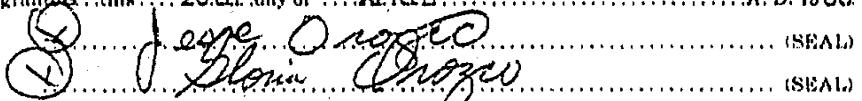
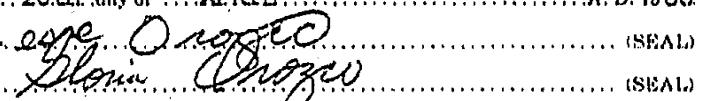
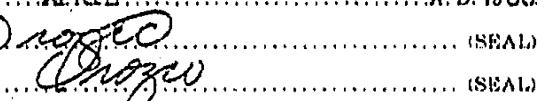
In the Event of failure so to insure, or pay taxes or assessments, or the prior encumbrances or by all prior encumbrances and the interest thereon from time to time, and all money so paid, the grantor . . . agree . . . to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereby.

In the Event of a breach of any of the above covenants or agreements, the whole of said indebtedness, including principal and all accrued interest shall, at the option of the legal holder thereof, either notice, become immediately due and payable, and the same from the date of such breach, at seven per cent per annum, shall be recoverable by foreclosure suit, or by suit in law or equity, the same as if all 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 completion in connection with the foreclosure, . . . including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosure decree . . . shall be paid by the grantor . . . and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder of any part 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 paid 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 thereof 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 his 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 grantee, 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 grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charge.

Witness the hand, seal and seal, of the grantor . . . this . . . 20th day of . . . APRIL . . . A. D. 1988.

 (SEAL)
 (SEAL)
 (SEAL)

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88277905

Orbit Red

UNOFFICIAL COPY

Jesse O'Rozco, Jr.
5227 S. Paulina St.
Chicago, IL 60623

DENNIS S. KANARA, Trustee

LAKEVIEW TRUST & SAVINGS BANK
3201 N. ASHLAND AVE.

CHICAGO, ILLINOIS 60657
LAKEVIEW TRUST AND SAVINGS BANK, F.C. 31
3201 N. ASHLAND AVE. CHICAGO, IL 60657
3/26/98 2:18P

THIS INSTRUMENT WAS PREPARED BY:

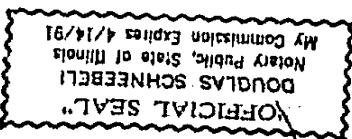
Douglas Schneebeli

Financial Clerk II

Jesse O'Rozco, Jr.

Lakeview Trust and Savings Bank

3201 N. Ashland Ave. Chicago, IL 60657



88277905

2007588

88277905

day of APRIL, 19, 1988
Signature under my hand and Notarial Seal, this

THE TITHEE and VOLUNTARY ACT, for the USE and PURPOSES HEREIN SET FORTH, INCLUDING THE RELATIONSHIP AND WORKER OF THE RELENTS
INSTRUMENT, APPROVED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THE X-FILED, RECORDED AND DELIVERED IN THE MANNER
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING

I, DOUGLAS SCHNEEBELI, Jesse O'Rozco, AND GLORIA O'Rozco,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
I, DOUGLAS SCHNEEBELI, Jesse O'Rozco, AND GLORIA O'Rozco,
WE ARE.....
RECEIVED TO THE FOREGOING

Signature of... Notaries
Title of... Notaries
Name of... Notaries
Name of... Notaries

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