

# UNOFFICIAL COPY

89163111

This Indenture, WITNESSETH, That the Grantor, Anthony Ramos, a single person & Joey Ramos, a single person (J)

of the City of Chicago, County of Cook and State of Illinois

for and in consideration of the sum of Three thousand and 01/100 Dollars in hand paid, CONVEYS AND WARRANTS to JAMES V. CARBONE \$ 3,000.00

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 26 in Block 17 in Pennock in the West 1/2 of the Southwest 1/4 of section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as: 3854 W. Wrightwood Ave., Chicago, Illinois. Permanent Real Estate Index Number: 13-26-309-031.

B4-316

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 Anthony Ramos, and Joey Ramos

justly indebted upon their one retail installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 175.05 each until paid in full, payable to

Windy City Exteriors, Inc. Assigned TO:

INSURED FINANCIAL ACCEPTANCE CORP. 4455 WEST MONTESE AVENUE CHICAGO, ILLINOIS 60641

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as provided, and as 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, or removal or restoration of buildings or improvements on said premises that may have been destroyed or damaged, to that warranty said premises shall not be committed or suffered; (4) To keep all buildings now or at any time on said premises insured in companies authorized 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 clause attached, payable 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; (5) To pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable; (6) In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances, or the interest thereon, when due, the grantor 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 any cost, expenses 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 herein; (7) In the event of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all interest accrued shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time to time at the rate of seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law or in equity, the cost of all of said indebtedness and then matured by express terms; (8) It is Agreed by the grantor that all expenses and disbursements paid or accrued to benefit, development or construction with the house hereon, including reasonable site, this fee, 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 whereon 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 tax and costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether the same be voluntary or involuntary, shall not constitute, 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, her said grantor, and the legal successors, administrators and assigns of said grantor, severally and jointly, all right to the possession of, and the 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 of and 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 John A. Luskey 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 reimburse said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor on this 7th day of March, A. D. 1989

Anthony Ramos (SEAL) Joey Ramos (SEAL)

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Box No. ....

Trust Deed

Anthony Ramos and  
Joey Ramos

TO

JAMES V. CARBONE, Trustee

INSURED FINANCIAL ACCEPTANCE CORP.

4455 WEST MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:

Tillie Cohen

Windy City Exteriors, Inc.

4520 W. Lawrence Ave

Chicago IL 60630

MHL TO:

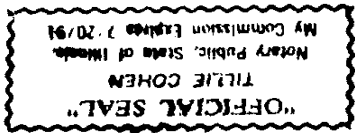
INSURED FINANCIAL ACCEPTANCE CORP.

4455 WEST MONTROSE AVENUE

CHICAGO, ILLINOIS 60641



DEF1-61 \$12.00  
1#1111 TRAN 9939 04/10/89 09 42 00  
#0797 #A \* -39-163111  
COOK COUNTY RECORDER



Notary Public

Tillie Cohen

Given under my hand and Notarial Seal, this 7th day of March, 1989, A.D. 19 89

personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

and Joey Ramos, a single person (d) a Notary Public in and for said County, in the State aforesaid. On this day, I, the undersigned, a single person

I, Tillie Cohen

State of Illinois  
County of Cook

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Property of Cook County Clerk's Office