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TRUST DEED

Document Prepared By
B.M. Frankel
120 N. Ashland Ave. #501
Chicago, IL 60022

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made April 24th,

1989, between Isidro Gonzalez & Maria Lucia Gonzalez, His wife, as joint tenants

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of \$11,662.82

Eleven thousand six hundred sixty-two Dollars & 82/100

Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith made payable to THE ORDER OF
BRKRR

and delivered, and by which said Note the Mortgagors promise to pay the said principal sum and interest from April 28th, 1989 on the balance of principal remaining from time to time unpaid at the rate of 13.5 percent per annum in instalments (including principal and interest) as follows: \$315.79

Three hundred & fifteen dollars & 79/100

Dollars or more on the 1st day

of May 1989, and 315.79 Dollars or more on the 1st day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of April 1993. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 25 per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Security Federal Savings & Loan in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the **CITY OF CHICAGO**, **COOK COUNTY, ILLINOIS**, to wit:

PIN# 17 19 407 023

Address: 1640 W. 18th St., Chgo., Ill. 60608

LOT 84 IN BLOCK 33 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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which with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto which are pledged principal and on a parity with said real estate and not (secondarily) and all apparatus, equipment or articles now or hereafter thereon or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), servers, window shades, storm doors and windows, floor coverings, major beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand s and seal s of Mortgagors the day and year first above written.

Isidro Gonzalez [SEAL]

Bertram M. Frankel
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY

THAT Isidro Gonzalez & Maria Lucia Gonzalez, His wife,
as joint tenants.

[SEAL]

Maria Lucia Gonzalez

[SEAL]

STATE OF ILLINOIS,

{ SS.

County of LAKE

I, Bertram M. Frankel,
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
THAT Isidro Gonzalez & Maria Lucia Gonzalez, His wife,
as joint tenants.

who are personally known to me to be the same person as whose name is s, subscriber to the
foregoing instrument, appeared before me this day in person and acknowledged that
they signed, sealed and delivered the said instrument as their
voluntary act, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
BERTRAM M. FRANKEL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES
1-20-85

Given under my hand and Notarial Seal this 24th day of April 1989.

Notary Public

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RECORD NUMBER

MAIL TO:

BOX 218

359 REEDGATE DR & INN
SERIAL STREET ADDRESS OF ABOVE

SEARCHES, INDEXES, AND PROFILETS HERE

IMPORTANT! FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THIS INSTRUMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE DRAFTED BY CHICAGO ATTORNEYS AND TRUST DEEDS CONSOLIDATED BY THIS TRUST DEED IS FILED FOR RECORD.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon heirs, executors and all persons who may inherit or through inheritance, and the word "Beneficiaries" shall include persons that have executed the instrument of trust Deed. The word "note," when used upon the instrument of trust Deed, shall mean a note which provides that the payee under or through inheritance, and all provisions hereof, shall extend to and be binding upon heirs, executors and all persons who may inherit or through inheritance.

14. The trustee may resign in writing filed in the office of the Registerer of Registries or by instrument in writing filed in the office of the Registrar of Titles in which this instrument is held.

be excused by the persons herein described as the measures taken in this case were taken in accordance with the description contained in the note described as the memorandum number placed in this instrument.

13. Trustee shall release this instrument upon presentation of a satisfactory evidence that all indebtedness secured by power held has been fully paid; and trustee may execute and deliver a release before or after presentation of a power of attorney.

agreements of the identities, capability, or authority of the signatories on the note to trust deed, not shall trustee be obligated to record this trust deed in case there is any other written expression obtained or that of the agents of the employees of Trustee, and it may acts of omission he considered.

Court from time to time may authority the receiver to apply the net income in his hands in payment in whole or in part of (a) The indebtedness secured hereby, or (b) any decree reciting this trustee deed, or any tax, fee, or assessment of other lessor which may be or become superior to the lien created hereby, or (c) the net income in his hands in payment in whole or in part of (d) The indebtedness secured hereby, or (e) any decree reciting this trustee deed, or any tax, fee, or assessment of other lessor which may be or become superior to the lien created hereby, or (f) the deficiency in case of a sale and delinquency.

procedural comments for the deletion of any characterized unit of proceeding which might affect the premises or the security hereof, whether or not applicable.

6. At the option of the trustee, without notice or demand, both principal and unpaid interest may be paid in full at any time prior to the date when due, and without notice or demand, the trustee may make payment of principal or interest on the date of payment, or (b) when default shall occur and continue for three days in the making payment any sum in the note or this trust deed to the contrary, except as provided in the note, and (c) when default shall occur and continue for three days in the case of delinquent performance of any of the covenants contained in the note.

considered as a waiver of the right to claim deduction of any part of Motor-vehicle taxes on account of any defect in the title of such vehicle.

the holders need an understanding of the nature of the mortgagee's interest in the property to determine what can be done to protect it. This understanding will depend on whether the holder has a right to sue in his own name or only as trustee for the benefit of the mortgagee.

4. In case of default therefrom, Trustee or the holders of the note may, but need not, make any act irreversable to recover principal or interest due and in case of nonpayment demand and sue for payment.

by the insurance companies of monies sufficient to replace the cost of repairing the same to pay for the indemnities received by the injured parties of monies sufficient to repair the damage, where the insurer is required to make his claim in case of damage.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, or assessment which may destroy or damage the same.

or claims for lien not expressly subordinated to the first, hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on
the premises subject to the first, hereof; (d) complete payment of all amounts due under any leasehold or other agreement to which
holders of the note, (e) comply with all requirements of law as to municipal ordinances, now or at any time in the future, relating to
premises; (f) cause all conveyances which relate to the premises to be registered in the name of the lessee; (g) make no
material alterations in said premises except as required by law or by applicable ordinance;

THE REVERSE SIDE OF THIS TRUST DEED IS
CONVENTIONS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1.