

# UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor **Juan A. Nunez, a bachelor and Augelia Solis, a spinster**

89263041

of the Village of **Melrose Park**, County of **Cook** and State of **Illinois**

for and in consideration of the sum of **Eight Thousand and 00/100** Dollars in hand paid, CONVEY **AND WARRANTS** to **JAMES V. CARBONE** **\$8,000.00**

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 Village of **Melrose Park** County of **Cook** and State of **Illinois**, to-wit: **Lot 38 (except so much thereof as lies South of a line 50 feet North of the South Line of Lot 37) and all of Lots 39 and 40 in Block 67 in Melrose Section 3 and 10, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

Commonly Known As: **128 North 14th Avenue, Melrose Park Cook County**

Permanent Index Number **15-10-216-024 & 025**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois IS TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein WHEREAS, The Grantor's **Juan A. Nunez and Augelia Solis**

justly indebted upon their **one** retail installment contract bearing even date herewith, providing for **72** installments of principal and interest in the amount of \$ **131.45** each until paid in full, payable to

**Side-All America, Inc.**  
**Assigned To:**

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

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; (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 to be selected by the grantee 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 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 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) to pay all taxes or assessments, or the prior incumbrances or the interest thereon when due, to the grantee 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 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 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 earned 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.

IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree 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 solicitors fees have been paid. The grantor for said grantor, and for the 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 **John A. Laskey** 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 charges.

Witness the hand and seal of the grantor **S** this **6th** day of **May** A. D. 19 **89**

**Juan A. Nunez** (SEAL)  
**Augelia Solis** (SEAL)

RE: Title Services # **R6-924**

59263041

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Box No. ....

Trust Deed

Juan A. Nunez and  
Angelita Sols

JAMES V. CARBONE, Trustee  
TRUSTEES FINANCIAL ACCEPTANCE CORP.  
4455 WEST MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:

Carolyn Peterson  
Side-A11 America, Inc.  
5359 W. Irving Park Rd.  
Chicago IL 60641

MAIL TO:

TRUSTEES FINANCIAL ACCEPTANCE CORP.  
4455 WEST MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641

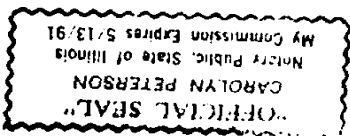
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Property of Cook County Clerk's Office

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#1389 # 2 \* 57-243001  
COOK COUNTY RECORDER

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I, Carolyn Peterson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Juan A. Nunez, and Angelita Sols are personally known to me to be the same person(s) whose names are 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. (Print under my hand and Notarial Seal, this 6th day of May, A. D. 19 89)

Notary Public

Carolyn Peterson

State of Illinois  
County of Cook

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