

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantors **JOSE ZAMORA & 89263052**
JOSE FINA ZAMORA, HIS WIFE IN JOINT TENANCY

of the City of **CHICAGO** County of **COOK** and State of **ILLINOIS**
for and in consideration of the sum of **SEVEN THOUSAND SEVEN HUNDRED EIGHTY AND 0/100** Dollars
in hand paid, CONVEY S AND WARRANTS to **JAMES V. CARBONE** \$ **7,780.00**

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 55 IN HYMAN & PETERS SUBDIVISION OF BLOCK 60 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX 17-19-325-018 Company known as:
2017 W. 21st Place
CHICAGO, ILL. 60608

Hereby releasing and waiving all rights under and by virtue of the home-lead exemption laws of the State of Illinois
IS TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein **MARRIED TO**
WHEREAS, The Grantors **JOSE ZAMORA & JOSE FINA ZAMORA** **CO-EITHER**
justly indebted upon **THEIR** one retail installment contract bearing even date herewith, providing for **48**
installments of principal and interest in the amount of \$ **2,280.00** each until paid in full, payable to
Complete Builders-Rehab, Co. Inc Assign TO
INSURED FINANCIAL ACCEPTANCE CORP.

REC THIS SERVICES # **R6-925**

89263052

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 Trustees 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;

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances 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 tax lien or title affecting said premises or any 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 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 accrued interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the date 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 of said indebtedness, 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 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 heretofore given, until all such expenses and disbursements, and the costs of suit, including solicitors fees have been paid. The grantor for said grantor, or his heirs, executors, administrators and assigns of said grantor, waives 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 and 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 S and seal S of the grantor S this **23rd** day of **MARCH**, A. D. 19 **89**

JOSE ZAMORA (SEAL)
JOSE FINA ZAMORA (SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

Trust Deed

Box No

JOSE ZAMORA AND

JOSEFINA ZAMORA

TO

JAMES V. CARBONE, Trustee

ASSURED FINANCIAL ACCEPTANCE CORP.

4455 WEST MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

THIS INSTRUMENT WAS PREPARED BY:

HELEN SHERBONDY

COMPLETE BUILDERS + RENOV CO.

2900 W. BELMONT AVE.

CHICAGO IL 60618

MAIL TO:

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

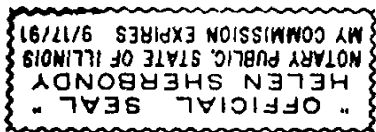
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Property of Cook County Clerk's Office

DEPT-91 \$12.25
#1111 TRAN 0503 06/09/09 13:03:00
#1330 # 9 * 07-263002
COOK COUNTY RECORDER

65-263002

0500065



I, Helen Sherbondy
 a Notary Public in and for said County, in the State of Illinois, do hereby certify that
JOSE ZAMORA & JOSEFINA ZAMORA
 personally known to me to be the same person 5 whose name 5
 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.
 Given under my hand and Notarial Seal, this 3 day of SEP A D 1989
 Notary Public Helen Sherbondy

State of Illinois }
County of Cook }
55.