

This Indenture,

WITNESSETH, That the GrantorS

Lucio Navar and Francisca Navar, his wife in joint tenancy

of the City of Melrose, Pk. County of Cook and State of Illinois

for and in consideration of the sum of five thousand Dollars

in hand paid, CONVEY AND WARRANT to JAMES V. CARBONE \$ 5,000.00

of the City of Chicago County of Cook and State of Illinois
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 Melrose Park, County of Cook and State of Illinois, to-wit:

Lots 6 and 7 in Block 67 in "Melrose" a Subdivision of Lots 3, 4 and 5 in Superior
Court Partition of the South 1/2 of Section 3 and 5 in Superior Court Partition
of the South 1/2 of Section 3 and all of Section 10, lying North of the Chicago
and Northwestern Railroad (Galena Division), in Cook County, Illinois

Permanent Real Estate Index Number: 15-10-210-004 and 005

Commonly Known As: 157 North 15th Avenue, Melrose Park, Illinois 60160

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 Lucio Navar and Francisca Navar, his wife in joint tenancy

justly indebted upon one retail installment contract bearing even date herewith, providing for 60
installments of principal and interest in the amount of \$ 125.47 each until paid in full, payable to
Vinylgrain Industries of Illinois, 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 acceptable to the grantee herein, who is hereby au-
thorized 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 Mortgagees 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 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 pay 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 inter at the rate 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
solicitor fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises or tracing foreclosure decree
- shall be paid by the grantor... and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder or 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 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 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 gran-
tor... 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 18th day of July A. D. 19 89

Francisca Navar (SEAL)
Lucio Navar (SEAL)

REI TITLE SERVICES # RR-821

89299856

UNOFFICIAL COPY

Box No.

Trust deed

Mr. & Mrs. Lucio Nayar
137. North 15th Avenue
Melrose Park, Illinois 60160

TO

JAMES V. CARBONE, Trustee

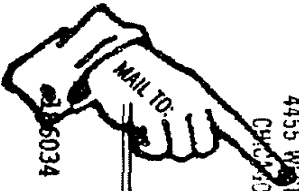
Insured Financial Acceptance Corp.
4455 West Montrose Avenue
Chicago, Illinois 60641

THIS INSTRUMENT WAS PREPARED BY:

Barnett Kolton
Vinyl Grain Industries of Illinois, Inc.
231 West Irving Park Road
Chicago, Illinois 60618

MAIL TO:

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



606034

Property of Cook County Clerk's Office

893399856

95866663

DEPT-G1 \$12.25
TRAN 9993 08/25/89 15:48:00
* 1-89-399856
COOK COUNTY RECORDER

BARNETT S. KOLTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/12/91

Barnett S. Kolton
Notary Public

day of 1989

I, Barnett Kolton, a Notary Public in and for said County, in the State aforesaid, do hereby Certify that Lucio Nayar and Francisca Nayar, his wife, personally known to me to be the same person S. whose name S. 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. Given under my hand and Notarial Seal, this 18th day of 1989.

State of Illinois }
County of Cook } 55