

This Indenture, WITNESSETH, That the Grantor VINCENT SAAVEDRA AND GUDIELIA SAAVEDRA

of the CITY of CHICAGO, County of COOK State of ILLINOIS for and in consideration of the sum of FIVE THOUSAND SIX HUNDRED FIFTY AND no/100 Dollars in hand paid, CONVEY AND WARRANT to DENNIS S. KANARA, Trustee (\$5,650)

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 2, in Block 15, in Marquette Road Terrace, being a Subdivision of the NW 1/4 of SE 1/4 and part of the NE 1/4 of the SW 1/4 of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, ILLINOIS

Quarantine by Bureau of Health 6826 S. Keeler P.I.N. 19-22-411-029

MORE COMMONLY KNOWN AS: 6826 SOUTH KEELER CHICAGO, ILLINOIS 60629 P.I.N. 19-22-411-029

Herely 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 VINCENT SAAVEDRA AND GUDIELIA SAAVEDRA justly indebted upon ONE retail installment contract bearing even date herewith, providing for 60 instalments of principal and interest in the amount of \$ 33.03 each until paid in full, payable to THE FINANCIAL CENTER OF ILLINOIS ASSIGNED TO: LASALLE BANK LAKEVIEW

DEPT-31 RECORDING \$13.00 T#2222 TRIN. 6651 02/25/90 11:45:00 #0252 # B * 90-465444 COOK COUNTY RECORDER

90465441

The GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, when due 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 and 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. 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 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 as 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 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 foregoing 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 - shall be paid by the grantor and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee 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 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 the 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 Thomas F. Bussey 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 this 31st day of AUGUST A. D. 19 90

Seals and signatures of Vincent Saavedra and Gudelia Saavedra

Bot 46 1300

UNOFFICIAL COPY

Box No. 144

Trust Deed

VINCENT + GUDIELIA SAAVEDRA

10832 S. KEELE

Chicago 906629

TO

DENNIS S. KANARA, Trustee

LASALLE BANK LAKE VIEW

3201 N. ASHLAND AVE.

CHICAGO, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

Douglas Schneebell

THE FINANCIAL CENTER
LASALLE BANK LAKE VIEW
ROSELLE, IL 60812



Property of Cook County Clerk's Office

90465444

"OFFICIAL SEAL"
DOUGLAS SCHNEEBELL
Notary Public, State of Illinois
My Commission Expires 4/14/91

I, DOUGLAS SCHNEEBELL, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
VINCENT AND GUDIELIA SAAVEDRA
personally known to me to be the same person, whose name
WEBE
subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he 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 31st day of AUGUST, A. D. 1990.

State of Illinois }
County of Cook } DU PAGE }
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