

This Indenture, WITNESSETH, That the Grantor Jose DeLaTorre and Elia DeLaTorre, his wife

1642 N. St. Louis of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Twenty Five Thousand Dollars & NO/100 Dollars

in hand paid, CONVEY AND WARRANT to THOMAS J. MICHELSON, Trustee 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 6 in C.B. Simons' Resubdivision of Block 20 in E. Simons' Original Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 1642 N. ST. LOUIS

PIN # 13-25-419-021

DEPT-01-RECORDING 13 00 JN4444 TRUN 3261 02/28/90 11:33 00 45313 # D \* 70 093570 COOK COUNTY RECORDER

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 Jose DeLaTorre and Elia DeLaTorre, his wife

justly indebted upon ONE (1) total installment contract bearing even date herewith, providing for 120 installments of principal and interest in the amount of \$ 421.40 each until paid in full, payable to

Sav-Mor Construction Co., Inc.

assigned to

LaSalle Bank Lakeview

90093570

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 have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in compliance with the policy 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) 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 interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness secured hereby; (8) 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; (9) It is AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foregoing, including reasonable solicitor's fees, outlays for documentary evidence, stamping 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, 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 auctioneer's fees have been paid. The grantor for said grantor, or 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, whenever 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 ROBERT W. WILSHE

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, then the holder of the note is hereby empowered to appoint a new successor in trust through a resolution of the board. 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, in receiving his reasonable charges.

Witness the hand and seal of the grantor this 19th day of November A. D. 1989

X Jose De La Torre (SEAL) X Elia De La Torre (SEAL) (SEAL) (SEAL)

1300

UNOFFICIAL COPY

Box No. 146

# Trust deed

Jose & Elia Delatorre  
1642 N. St. Louis  
Chicago, IL 60647

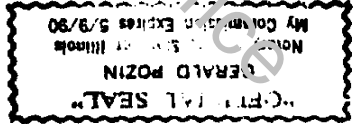
THOMAS J MICHELSON, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Sav-Mor Construction  
868 Demster St  
Skokie, IL 60076  
LaSalle Bank Lake View

Property of Cook County Clerk's Office

00093370



*[Handwritten Signature]*

I, the undersigned \_\_\_\_\_  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jose Delatorre and Elia Delatorre,  
his wife  
personally known to me to be the same person S, whose name S are \_\_\_\_\_  
instrument, appeared before me this day in person, and acknowledged that the X, signed, sealed and delivered the said instrument  
us, the three and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.  
them, under my hand and Notarial Seal, this \_\_\_\_\_ 19th \_\_\_\_\_ day of \_\_\_\_\_ November \_\_\_\_\_ A D 19 \_\_\_\_\_ 89

State of Illinois }  
County of Cook }  
55.