

30223263 25664-57099

This Indenture, WITNESSETH, That the Grantor ... Jose M. Araud and Irma Araud, his wife

1720 N. Kimball  
of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Fourteen Thousand Seven Hundred & 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 33 IN JOHN G. WESTMORE'S SUBDIVISION OF BLOCK 14 AND THE  
W/2 OF #1 BLOCK 15 IN SIMONS SUBDIVISION OF S.E. 1/4 OF SECTION  
35 TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD MUNICIPAL  
MERIDIAN IN COOK COUNTY ILLINOIS

Commonly Known as 1720 N. Kimball  
P.T. N. 13-35-44-121

DEPT-31 RECORDING 113.00  
T#4444 TRAN 4442 05/14/90 15:57:00  
#0448 # \*70-223263  
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 M. Araud and Irma Araud, his wife  
justly indebted upon one retail installment contract bearing even date herewith, providing for 120  
installments of principal and interest in the amount of \$ 247.78 each until paid in full, payable to

Sav-Mor Construction Co., Inc.

Assigned to  
LaSalle Bank Lakeview

THE GRANTOR covenants and agrees 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 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 prior incumbrances, and 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 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 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 an amount of 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, 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 stayed, adjourned, or a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid by the grantor for said premises. The grantor, his heirs, administrators and assigns of said grantor waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and 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 and 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, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 15th day of March A. D. 19 90

X Jose Araud (SEAL)  
X Irma A. Araud (SEAL)  
(SEAL)  
(SEAL)

1502

UNOFFICIAL COPY

Box No. 140

# Trust Deed

JOSE M. ARAUD + IRMA ARAUD  
1930 N. Kimbark  
Chicago IL 60657

TO

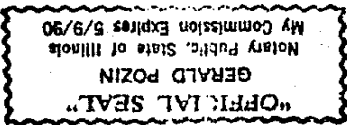
THOMAS J. MICHELSON, Trustee  
LAKELAND BANK LAKE VIEW  
3201 N. ASHLAND AVE  
CHICAGO, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

*John J. Anderson*  
1808 S. Lombard St.  
Chicago IL 60606  
LaSalle Bank Lake View

Property of Cook County Clerk's Office

0222206



I, the undersigned, Jose M. Araud and Irma Araud, his wife  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
personally known to me to be the same persons, whose names are  
instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument  
as the true 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 15th day of March, 1990 A. D.)  
Notary Public: *Gerald Pozin*