

UNOFFICIAL COPY

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TRUST DEED

763522

13.00

72-37-378-2072

THIS INSTRUMENT PREPARED BY: A. E. Mossner, 105 W. Madison, Chicago, IL 60602



THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 6, 1990, between MARTIN JAIME GONZALEZ and LEONOR GONZALEZ

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

TWENTY THOUSAND (\$20,000.00) AND NO/100-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF ~~MARKER~~ SAMUEL VEGA, or his successors or assigns

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from June 6, 1990 on the balance of principal remaining from time to time unpaid at the rate of nine percent per annum in instalments (including principal and interest) as follows:

FOUR HUNDRED FIFTY (\$450.00) AND NO/100----- Dollars or more on the 6th day of July 1990, and FOUR HUNDRED FIFTY (\$450.00) AND NO/100----- Dollars or more on the 6th day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 6th day of June, 1995. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 10% per annum, and all of said principal and interest being made payable at such banking house or trust company in Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of SAMUEL VEGA in said City, 4314 Devon Drive, Joliet, IL 60432

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 7, in Lombard's Subdivision of Block 50 in the Subdivision of Section 19, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PTN: 17-19-416-019

Property Address: 1715 W. 19th St., Chicago, IL 60608

IN THE EVENT THE PROPERTY DESCRIBED HEREIN IS SOLD, THE ENTIRE BALANCE THEN DUE UNDER THAT CERTAIN NOTE SECURED BY THIS TRUST DEED SHALL BECOME IMMEDIATELY DUE AND PAYABLE. THE TERM "SOLD" INCLUDES A CONVEYANCE BY DEED, TRANSFER UNDER ARTICLES OF AGREEMENT FOR DEED AND ASSIGNMENT OF A BENEFICIAL INTEREST IN A LAND TRUST.

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, madow beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand of Martin J. Gonzalez and Leonor Gonzalez of Mortgagors the day and year first above written. MARTIN JAIME GONZALEZ | SEAL | LEONOR GONZALEZ | SEAL |

STATE OF ILLINOIS, I, Christine Wiczorek a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of Cook THAT MARTIN JAIME GONZALEZ and LEONOR GONZALEZ

who are personally known to me to be the same person as whose name is are subscribed to the "Chicago Title and Trust Company" instrument, appeared before me this day in person and acknowledged that CHRISTINE WIECZOREK signed, sealed and delivered the said Instrument as their free and Notary Public, State of Illinois the uses and purposes therein set forth. My Commission Expires 4-29-93 Given under my hand and Notarial Seal this 6th day of June 1990. Christine Wiczorek Notary Public

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