

This Indenture, WITNESSETH, That the Grantor Juan Tavizon and Janet Angus

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Fifteen Thousand Four Hundred and 00/100 Dollars in hand paid, CONVEYS AND WARRANTS 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 25 IN BLOCK 4 IN WILLIAM E. HATTEMAN'S IRVING PARK BOULEVARD

SUBDIVISION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/2 OF THE

NORTH WEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4

OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13,

EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

COMMONLY KNOWN AS: 3801 N. Albany Chicago, Illinois

PERMANENT TAX NO.: 13-24-110-023

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 Grantors Juan Tavizon and Janet Angus

justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 30.87 each until paid in full, payable to

LA SALLE BANK OF LAKE VIEW

The Grantors covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, when due 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 use same to exhibit receipts therefor; (3) without any delay 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 on 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 grantors herein, who hereby authorize to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached; (6) 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 of the prior incumbrances or the interest thereon when due, the grantors or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or lien affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantors 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.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued 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 covenanted by the grantors that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure of such indebtedness including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises including foreclosure decree shall be paid by the grantors; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantors or any holder or holder of said indebtedness, as such, may be a party, shall also be paid by the grantors. All such expenses and disbursements shall be an additional lien upon said premises, shall be paid 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 grantors do hereby grant, sell, convey, 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 grantors or to any party claiming under said grantors, 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

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 fails 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 grantor 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 10th day of July, A. D. 1991.

Handwritten signatures of Juan Tavizon and Janet E. Angus.

OFFICIAL SEAL Thomas McNichols NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/24/94

(SEAL) (SEAL) (SEAL) (SEAL)

Handwritten signature at the bottom of the page.

UNOFFICIAL COPY

Box No. 146

Trust Deed

Juan Tavizon and

Janet Tavizon

TO

THOMAS J. MICHELSON, Trustee

LASALLE BANK LAKE VIEW
3201 N. ASHLAND AVE.
CHICAGO, IL 60657

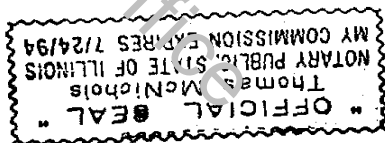
THIS INSTRUMENT WAS PREPARED BY:

B. Schneider

6307 N. Pulaski Rd.
Chicago, IL 60646

LaSalle Bank Lake View

Property of Cook County Clerk's Office



Notary Public

[Handwritten Signature]

Given under my hand and Notarial Seal, this 10th day of July, 1981.

personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument at their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Thomas, Mc. Nichols, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Juan, Tavizon, and Janet, August

State of Illinois }
County of Cook }
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DEPT-01 RECORDING \$13.00
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COOK COUNTY RECORDER

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