

TRUST LENOFFICIAL COPY

774012	CTTC 13		OR RECORDER'S USE ONLY	-
THIS INDENTURE, made	April 26	1993 , between	Abel Bravo and R married as join	
herein referred to as "Mortgagors," Chicago, Illinois, herein referred to: THAT, WHEREAS the Mortgagors legal holder or holders being herein	as TRUSTEE, with are justly indebte	tresseth: ed to the legal holders of the in	nstalment Note hereinafter de	escribed, said
evidenced by one certain instalment	t Note of the Mor	tgagors of even date herewith, n	nade payable as stated therei	Dollars, n
and delivered, in and by which said instalments as follows:	Note the Mortga	jors promise to pay the sum of	\$6693.51 includi	ing interest in
two hundred thirty of June 1933, and the same day of each rion in there not sooner paid, shall be do, on the	two hundre after until said no Ol day of	ed thirty two dollows to still paid except that the family paid except that the family 96.	final payment of principal an	or more on ad interest, if
NOW, THEREFORE, the Morey or limitations of this trust deed, and the raise in consideration of the sum of O. W. Warner, and the raise warrant unto the Trustee, its succepterein, situate, lying and being in the JLLINOIS, to wit:			•	
THE NORTH 1/3 OF TH CHICAGO LAWN CAMPBE OF THE NORTHWEST 1/ OF THE THIRD PRINCI	ELL"S SUPDI 4 IN SECT	IVISION OF THE SOUT	TH $1/2$ OF THE WES	ST 1/2 ;
PIN # 19 24 118 002	;	04	222 A4 0E00DDTW	- 477 50
		ON 24, TOWNSHIP 38	. DEPT-01 RECORDING . T\$6566 TRAN 1797 . \$2255 \$ *- \$. COOK COUNTY RE	7 04/28/93 5:10:00 73-315895
,		77/2 J	93315	58 95
		5	7,	
			93315895	Ì
TOGETHER with all improvements, it thereof for so long and during all such it outsite and not secondarily) and all appronditioning, water, light, power, refriger foregoing), screens, window shades, sizer foregoing are declared to be a part of secondariement or articles hereafter placed in the secondariement or articles hereafter placed in the secondariement of secondari	imes as Mortgagors r paralus, equipment ration (whether sing rm doors and windo aid real estate wheth	herein as the "premises," is, fixtures, and appurtenan may be entitled thereto (who or articles now or hareaf gle units or centrally control ows, floor coverings inade are physically attached the	eto belonging, and all rents, issu- ledged primery and on a partie, in or thereon w. o. to supply eventilation, including (without re- juntings, stores and with brain out, and it is agreed that all emili- ught shall be considered as consti-	with said real freat, gas, air restricting the less sir it. The less said the less said the lar apparatus,
the real estate. TO HAVE AND TO HOLD the premi trusts herein set forth, free from all right said rights and benefits the Mortpapors do	iises unto the said Ti ta and bonelits unde	rustee, its successors and as	rever, for the purposes, and upon Exemption Laws of the State of	t the uses and Binois, which
This trust deed consists of two p this trust deed) are incorporated her successors and assigns.	pages. The covena- rein by reference a	nts, conditions and prov a and are a part hereof and	appearing on page 2 (the revelopments) appearing on the mortgagors, we written	
Abel Bravo		SEAL) Willia Romelia	Braver	ISIAL)
STATE OF ILLINOIS.		ick M.Mulhall		_ SEAL
	Notary Public in an	nd for and residing in said C	the State aforesaid. BO HERES	Y CERTIFY
Who _apper " OFFICIAL LOSEAL PATRICK Monath LAG HOTARY PUBLIC, STATE OF ILLIII MY COMMISSION EXPIRES THE	netroment, appea	ared before me the ir scaled and delivered the ir posses therein set forth.	nose name SATE subset in person and acknowledge and acknowledg	eribed to the ledged that free and

Noterial Scal

ad in Payment

Motary Public

THE COVENANTS, CONDIT ON LIND PROVISIONS RET

1. Mortgagors shell (a) promath r pail table of rebuild become damaged of be destroyed; (b) keep said premises in goof claims for Hen not expressly subordinated to the lien hereof the premises superior to the lien hereof, and upon request e holders of the note, (d) complete within a reasonable time premises; (e) comply with all requirements of law or munic material alterations in said premises except as required by law?

2. Mortgagors shall pay before any pensity attacles all generate charges, and other charges against the promises when a duplicant receipts therefore. To prevent default hereunder Mort or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and impressionents in lightning or windstorm (and flood damage, where the lender is by the insurance companies of moneys sufficient either to presecuted hereby, all in companies satisfactory to the holders of for the benefit of the holders of the note, such rights to be exceeded hereby, all in companies additional and renewal policies not less than ten days prior to the respective da.

4. Mortgagors shall pay each item of indebtedness herein rof the note, and without notice to Mortgagors, all unpaid indo or in this Trust Deed to the contrary, become due and payable any instalment on the note.

any instalment on the note.

or in this Trust Deed to the contrary, become due and payable any instalment on the note.

5. When the indebtedness hereby secured shall become duste right to foreclose the lien hereof. In any suit to foreclose the decree for sale all expenditures and expenses which may be fees, Trustee's fees, appraiser's fees, outlays for documentary may be estimated as to items to be expended after entry of the title insurance policies. Torrens certificates, and similar data as be reasonably necessary either to prosecute such suit or to excondition of the title "o" or the value of the premises.

6. The proceeds of any foreclosure sale of the premises shall costs and expenses incident to the foreclosure proceeding second, all other items which under the terms hereof constituithereon as herein provided, third, all principal and interest representatives or assigns, a, their rights may appear.

7. Upon, or at any time after the filling of a bill to forecle said premises. Such appointment may be made either before Mortgagors at the time of applies for for such receiver and will occupied as a homestead or not and the Trustee hereunder micronitistive and profits of said premises such greendency statutory period of redemption, whether here be redemption intervention of such receiver, would be entitled to collect such usual in such cases for the protection, possession, control, ma Court from time to time may authorize the receiver to applied to the lien hereof or of such decree, provided such applications.

8. No action for the enforcement of the lien of a sy available to the party interposing same in an action at two upon 9. Trustee or the holders of the note shall have the fit.

9 Trustee or the holders of the note shall have in the permitted for that purpose.

10 Trustee has no duty to examine the title, location, a signatures or the identity, capacity, or authority of the signated deed or to exercise any power herein given unless expressly observent in case of its own gross nogligence or misconduct or satisfactory to it before exercising any power herein given.

11. Trustee shall receme this trast deed and the lien there indebtedness secured by this trust deed has been fully paid; amperson who shall, either before or after maturity theroof, prod secured has been paid, which representation Trustee may accer such successor trustee may accept as the genuine note herein different by a prior trustee may accept as the genuine note herein determined by the persons herein designated as the makers the placed its identification number on the note described herein presented and which conforms in substance with the descript persons herein designated as makers thereof.

12. Trustee may re an by instrument in writing filed in the

12. Trustee may re an by instrument in writing filed in the been recorded or filed in case of the resignation, inability or r promises are situated all be Successor in Trust. Any Successor herein given Trustee.

13. This Trust Dec; and all provisions hereof, shall extend

PLACE IN RECC. DER'S OFFICE 80X NUMBER

and all provisions hereof, shall extended "Mortgagors" when used herein so thereof, whether or not such persons construct to mean motes, when more it this trust deed. Trustee or successor shall be entitled and. The provisions of the "Trust And T

Murigagors, and the indebtedness or any this instrument shall the 14. Before release

the release deed is use

RED OON AGE I THE REVUESD SIDY OF THIS TRUST DEED):

was hores ter on the premises which may un tines wite V unitings of implete and the well note that on the premises which may be secured by a lien or other liens ay when due any indebtedness which may be secured by a lien or charge on a satisfactory cridence of the discharge of such prior tien to Trustee or to building or buildings now or at any time in process of execution upon said ordinances with respect to the premises and the use thereof, (f) make no nicipal ordinance

tures, and shall pay special taxes, special assessments, water charges, sewer and shall upon written request, furnish to Trustee or to holders of the note a shall pay in full under proget, in the menner provided by statute, any tax

thereafter situated on said premises insuled oparint loss or dunlare by lire, ed by law to have its loan to insured) under policies providing for payment cost of replacing or repairing the same of to pay in full the indebictness note, under insurance policies payable, in eate of less or dunlary to Trissee of by the standard mortgage clause to be attached to tach policy, and shall piders of the note, and in case of insurance about to expire, shall deliver

organism in the action to the terms hereof. At the option of the holders ness secured by this Trust Deed shall, notwithstanding anything in the note ediately, less unearned charges, in the case of default in making payment of

ether by acceleration or otherwise, holders of the note or Trustee shall have an hereof, there shall be allowed and included as additional indebtedness in or intuited by or on behalf of Trustee or holders of the note for attorneys' spect evidence, stenographers' charges, publication costs and costs (which tee) of procuring all such abstracts of title, title searches and examinations, lurances with respect to title as Trustee or holders of the note may does to holders of the note may does to : to bidders at any sale which may be had pursuant to such decree the true

instributed and applied in the following order of priority: First, on account cluding all such items as are mentioned in the preceding paragraph hereof used indebtedness additional to that evidenced by the note, with interest g unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal

It trust deed, the court in which such bill is filed may appoint a receiver of fter sale, without notice, without regard to the solvency of regard to the then value of the premises or whether the same shall be then appointed as such receiver. Such receiver thall have power to collect the inhereciosure suit and, in case of a sale and a definency, during the full nor, as well as during any further times when Mortgagors, except for the system and operation of the premises during the whole of said period. The energy intermediate in his hands in payment in whole of in part of (a). The deed, of any tax, special assessment or other lies which may be or become on is made prior to forcelosure sale; (b) the defenrery in case of a sale and

of thall be subject to any defense which would not be knod and ble hereby secured, inspect the premises at all trasonable times and access thereto shall be

se or condition of the premises, or to inquire into the validity of the note or trust deed, nor shall Trustee be chigated to record this roul by the terms hereof, nor be liable for any acts or emissions hereunder, of the apents or employees of Trustee and it may require indemnities.

proper instrument upon presentation of satisfactory evidence that all acts mit, execute and deliver a release hereof to and at the request of any nd exhibit to Trustee the note, representing that all indebtedness herebyine without inquiry. Where a release is requested of a successor trustee, and any note thinch bears an identification number purporting to be placed e with the returnion herein contained of the note and which purport or and where the release is requested of the original trustee and it has never any accept as the genuine note herein described any note which may be refer contained of the note and which purports to be executed by the

t of the Roborder or Registra of Titles in which this instrument shall have to act of Trustee, the tien Roborder of Deeds of the county in which the Trust hereunder shall have the idential title, powers and authority as are

d be binding upon Mortuage of a ld all persons training under of through nelude all such persons and the casers liable for the payment of the rave executed the note of this Trust Local. The word "note" when used in

name executed the note of this 1935. Act and note is used one note is used one note is used either a fee as determined by its rate schedule in office, when asonable compensation for any other act of service performed under any s. Act of the State of Illinois shall be are licable to this trust deed.

9.315895

74/12 FOR THE PROTECT OF SOME THE BORROWER AND LENDER THE INCLUDENT THE BORROWER AND TRUST DEED SHOULD BE DENTITIED BY CHICAGO TITLE AND TRUST COMP A TRUSTED BEFORE THE TRUST DEED IS FILED FOR A DRD. ication No CHICAGO THELE AND TRUST COMPANY. 81 Assistant Vice President Assistant Secretar FOR BECORDER'S INDEX PURPOSES INSURT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE MAIL TO: Chicago Titl Trust Chicago, IL 60603