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This Indenture, WITNESSETH, That the Grantor JUAN S. GARCIA AND MARGARITA O. GARCIA, HIS WIFE

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Forty Two Hundred Eighty Three and 1/100 Dollars in hand paid, CONVEY. AND WARRANT to DENNIS S. KANARA, Trustee

of the City of Chicago County of Cook and State of Illinois and to his successors from 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 129 in Subdivision of Lots 1 to 20, both inclusive in the town of Brighton in the South East 1/4 of Section 36, Township 39 North, Range 13, lying East of the 3rd Principal Meridian in Cook County, Illinois

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 S. GARCIA AND MARGARITA O. GARCIA, HIS WIFE justly indebted upon one retail installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 4239 each until paid in full, payable to HERITAGE HOUSE OF GLOMOUE, INC ASSIGNED TO LAKE VIEW BANK

NOTE ID

3750135

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 outstanding 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 to be 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 to said 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 discharge or purchase any tax lien or title affecting said premises or any 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. 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 Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereon - including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, or tracing 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, 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 taxes 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 grantor, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 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 Thomas F. Bussey 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, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. 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 23rd day of SEPTEMBER A. D. 1988

Juan S. Garcia (SEAL)
Margarita O. Garcia (SEAL)

1419564

Box No. 3750135

Trust Deed

JAMES S. GREEN AND

MARGARET O. GREEN, HIS WIFE

332 S. MONTWOOD

CHICAGO, ILL.

3750135 TO DENNIS S. KAWARA, Trustee

BOKE WOOD ESQ
2101 N. ASHLAND
CHICAGO, ILL.

THIS INSTRUMENT WAS PREPARED BY:

WITNESSES: James S. Green & Margaret O. Green

NOTARY PUBLIC: W. Walker

301 N. ASHLAND AVE. CHICAGO, ILL. 60657

Call for certificate

Address

Deed to Trust

Address

Notified Walker

Property of Cook County Clerk's Office

State of Illinois }
County of Cook } ss.

I, Denise S. Knight

a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES S. GREEN, MARGARET O. GREEN, HIS WIFE

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

Witness under my hand and Notarial Seal, this 23rd day of February, A. D. 1988

Denise S. Knight
Notary Public

UNOFFICIAL COPY