

This Indenture, WITNESSETH, That the Grantor Laura Garcia (MARRIED TO Samuel Salgado)

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Three thousand and 0/100 Dollars in hand paid, CONVEY AND WARRANT to JAMES V. CARBONE \$3,000.00

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 County of Cook and State of Illinois, to-wit: In F.J. Lewis' South Eastern Development, being a subdivision in the West HALF (N) and in the North East Quarter (N) of Section 17, and the Southeast Quarter (S) of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Lot SEVEN HUNDRED NINETY ONE (except the North 14.25 feet thereof) (791)

The North 17.10 feet of LOT SEVEN HUNDRED NINETY TWO---(792)

P.I.N. - 26-17-35-081
LAWYER - 11329 S. MICHIGAN A.

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 Laura Garcia (MARRIED TO Samuel Salgado)

justly indebted upon Her ~~ONE~~ certain installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 75.41 each until paid in full, payable to

Indiana Home Improvement Co., Inc.

Assigned To:

Insured Financial Acceptance Corporation

4455 W. Montrose Ave.

Chicago, IL 60641

The Grantor... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (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...

It is the duty of the grantor... to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor 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...

It is the duty of the grantor... to pay the whole of said indebtedness, including principal and all interest... 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...

It is agreed by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure... including reasonable selection fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of 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

John A. Laskey

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 14 day of February... A. D. 1989

X Laura Garcia (SEAL)

LAURA GARCIA (SEAL)

(SEAL)

(SEAL)

NOTE IDENTIFIED Subject to bonded Grant of home...

3798572

UNOFFICIAL COPY

Box No.

Trust Deed

3798572

IN DUPLICATE

172/123

Laura Garcia

TO

JAMES V. CARBONE, Trustee

Insured Financial Acceptance Corp.

4455 W. Montross Ave.

Chicago, IL 60641

THIS INSTRUMENT WAS PREPARED BY:

Richard Zilz

Indiana Home Improvement Co., Inc.

2414 Interstate Plaza

Hammond, IN 46324

INSURED FINANCIAL ACCEPTANCE CORP.
4455 W. Montross Ave.
Chicago, IL 60641

MAIL TO:

Submitted by _____
 Address _____
 Promised _____
 Deliver cent. _____
 Address _____
 Deliver duplicate Trust
 Deed to _____
 Address _____
 Notified _____
 Bowsky

3738572

Property of Cook County Clerk's Office

State of Illinois }
County of Cook }
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I, Richard Zilz
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Laura Garcia (MARRIED TO: James V. Carbone)
 personally known to me to be the same person whose name _____
 appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument
 as hereon, free 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 _____ day of February, A.D. 1989

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