

This Indenture, WITNESSETH, That the Grantor Liduvina S. Gonzalez, Widowed

9722 S. Exchange

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

for and in consideration of the sum of Eight Thousand Dollars & NO/100 Dollars in hand paid, CONVEY. AND WARRANT 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 15 in Block 142 in the Calumet and Chicago Canal and Dock Company's Subdivision of Sections 6 & 7, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

P. N. #26-06-129-024

Commonly Known As: 9722 S. Exchange Chicago., 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 Grantor's Liduvina S. Gonzalez

justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 159.89 each until paid in full, payable to

Sav-Mor Construction Co., Inc.

Assigns To

LaSalle Bank Lake View

THE GRANTOR... covenant... 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... (3) Within sixty days after destruction or damage to rebuild or restore all buildings or improvements... (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... (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 the prior incumbrances or the interest thereon when due, the grantee 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, or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor... agrees... 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 earned 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 writ of 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 hereof - including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing 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, 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/or his heirs, executors, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, 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 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

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 fail 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 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 13th day of April A. D. 19 90

Liduvina S. Gonzalez

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

NOTE IDENTIFIED

3881462

UNOFFICIAL COPY

Box No.

Trust deed

THOMAS J. MICHELSON, Trustee

THIS INSTRUMENT WAS PREPARED BY:

LaSalle Bank Lake View

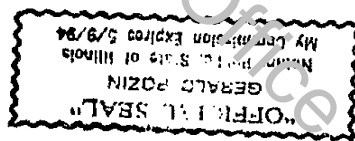
Property of Cook County Clerk's Office

REGISTRAR OF TITLES
CAROL MOSELEY BRADY
1990 MAY 17 AM 10:29

SAY MOR. ~~LAST~~
4868 H. DENVER.
STONIE, IL 60077

3 ncs
1290889 IN DUPLICATE
3881462

3881462



Notary Public

[Signature]

Given under my hand and Notarial Seal, this 13th day of April, A. D. 1990

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that L. Idelvina S. Gonzalez-Hildom, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of Illinois }
County of Cook } 55.