

UNOFFICIAL COPY



TRUST DEED SECOND MORTGAGE

Doc#: 0607550016 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2006 10:01 AM Pg: 1 of 2

This Indenture, Witnesseth

That the Grantor(s) _____

LORRAINE SHOBAJO

of the City of Chicago, County
of Cook and State of Illinois for
and in consideration of the

(The Above Space For Recorder's Use Only)

sum of \$ 7505.28 (SEVEN THOUSAND FIVE HUNDRED FIVE AND 28/100 — Dollars)

in hand paid, CONVEY S AND WARRANT S to NEW LINCOLN HOME IMPROVEMENT Co.

of the City of Chicago, County of Cook and State of Illinois and to its 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 everything appurtenant thereto, together with all rents, issues and profits of said premises,

situated in the TOWN of RIVERDALE County of Cook and State of Illinois, to-wit: LOT 7 IN BLOCK 23 IN IVANHOE SUBDIVISION OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14,

LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS:

460 W. 144TH STREET - RIVERDALE, ILLINOIS 60827

PERMANENT INDEX NUMBER: 29-04-317-004-0000

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)

LORRAINE SHOBAJO justly indebted upon HER principal promissory note bearing even date herewith, payable IN 36 (THIRTY SIX) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS OF \$ 208.48 (TWO HUNDRED EIGHT AND 48/100 DOLLARS) EACH, BEGINNING MARCH 6, 2007

The Grantor... covenant and agree S as follows: (1) To pay said indebtedness, and the interest thereon, herein and 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 on demand to exhibit receipts therefore; (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 the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgages, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgages or Trustees until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the amount shall become due and payable. In the event of failure so 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 incumbrances and the interest thereon from time to time; and all money so paid, the grantor... agree S to repay immediately without demand, and the name with interest thereon from the date of payment at ten percent, 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, as ten 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 foreclosure hereof - including reasonable solicitor's 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, as such, may be a party, shall also be paid by

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