

This Indenture, WITNESSETH, That the Grantor S. MALDONADO and PAULA MALDONADO, his wife
of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Thirty-one Hundred Ninety-three & 94/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, 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 appa-
ratus and fixtures, and everything 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
Lot 47 in Givens and Gilbert's Subdivision of the South 5 acres of
the North 10 acres of the East 1/4 of the North West 1/4 of the South East
1/4 of Section 3, Township 39 North, Range 13, East of the Third 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 Grantor S. MALDONADO and PAULA MALDONADO, his wife
justly indebted upon their own principal promissory note bearing even date herewith, payable
1ST METROPOLITAN BUILDERS DIV. OF MELMAR CONSTRUCTION CO. INC. for the
sum of Thirty-one Hundred Ninety-three & 94/100 Dollars (\$3193.94)
payable in 59 successive monthly instalments each of \$53.24 except the
final instalment which shall be equal to or less than the monthly
instalments due on the note commencing on the 5th day of Nov. 1973,
and on the same date of each month thereafter, until paid, with interest
after maturity at the highest lawful rate.

THIS GRANTOR, S. MALDONADO, and agrees as follows: (1) To pay said indebtedness and the taxes thereon, as herein and in said notes provided, or
according to any agreement extending time of payment, by or prior to the first day of June in each year, and assessments against said premises,
and on demand to exhibit receipts therefor; (2) Within sixty days after destruction or damage to rebuild or restore any building or improvements on said premises
that may have been destroyed or damaged; (3) That waste on said premises shall not be committed or suffered; (4) To keep said premises free of all liens or
any premises insured in compliance to be selected by the grantee herein, who is hereby authorized to place such insurance in so, parties acceptable to the holder
of the first mortgage mentioned, with loss clause attached payable first, to the first trustee or mortgagee and, second, to the trustee herein as their interests
may appear, which policies shall be taken and remain with the said mortgagee or trustee until the indebtedness is fully paid; (5) To pay all prior incumbrances,
and the interest thereon, at the time or times when the same shall become due and payable;
(6) To pay all taxes or assessments, or the prior incumbrances of 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 lien 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 in full, 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 hereunder;
(7) 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 the date 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 been matured by
said breach.

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-
of, including reasonable solicitor's fees, outlays for documentary evidence, attorney's charges, cost of proceeding or completing their claim, 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 pro-
ceeding wherein the grantor 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 taxed 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 thereof 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, ad. administrators
and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and from the
time 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 grantor, or of his refusal or failure to act, then
August C. Henkel of said County is hereby appointed to be first successor in this trust; and if not
any like cause said first successor shall be 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 grantor 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 25 day of Sept.

S. Maldonado
Paula Maldonado



22 501 856

UNOFFICIAL COPY

State of Ill
County of Cook } ss.

I, _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
LUIS MALDONADO and PAULA MALDONADO, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their 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 25
day of Sept, A. D. 19 73

[Signature]
Notary Public

Property of Cook County Clerk's Office

[Signature]

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1973 OCT 10 4 11 AM '73 22501856 - A - Rec 5.00

5.00

Doc. No. 246

SECOND MORTGAGE

Trust Deed

LUIS MALDONADO and

PAULA MALDONADO, his wife

TO

JOSEPH DEZONNA, Trustee

NORTHWEST NATIONAL BANK

OF CHICAGO

CONSUMER CREDIT DEPT.

3973 N. MILLWAUKEE AVE.

CHICAGO, ILLINOIS 60641

22501856

END OF RECORDED DOCUMENT