

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 NW

22 926 247

This Indenture, WITNESSETH, That the Grantors
GUILLERMO SANCHEZ and PIEDAD SANCHEZ, his wife,
of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Twenty-eight hundred two and 20/100 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 appar-
atus 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 9 in Block 3 in William J. Goudy's Subdivision of part of the
South East Quarter (1/4) of the South West Quarter (1/4) of
Section 20 Township 40 North, Range 14 East of the Third
Principal Meridian, lying West of the right-of-way of the
Chicago, Evanston and Lake Superior Railroad, in Cook County,
Illinois.

Heroby 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.

WITNEAS, The Grantor: GUILLERMO SANCHEZ and PIEDAD SANCHEZ, his wife,
justly indebted upon their one principal promissory note bearing even date herewith, payable
NEW LINCOLN HOME IMPROVEMENT CO., for the sum of
Twenty-eight hundred two and 20/100 Dollars (\$2802.20)
payable in 23 successive monthly installments each of
\$116.76 except the final installment which shall be equal
to or less than the monthly installments due on the note
commencing on the 15th day of January, 1925
and on the same date of each month thereafter until paid,
with interest after maturity at the highest lawful rate.

THE GRANTOR, covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon, as herein and in said note provided, or
according to any agreement extending time of payments; (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 trustee herein, with the following conditions: (a) that such insurance in companies acceptable to the holder
of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interest
may appear, which policies shall be first 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;
(7) in the event of failure to 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 pay the same, or file any tax lien or file a lien on the property 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;
(8) 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 suit at law, or by both, the same as if all of said indebtedness had then matured by
express terms;
(9) As Annor 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, stenographer's charges, costs of procuring or completing abstracts showing the whole
title of said premises, entering foreclosure decrees, 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 proceedings, 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, stand for the heirs, executors, administrators,
and assigns of said grantor, shall retain in the possession of, and the proceeds from, said premises, pending such foreclosure proceedings, and agrees that
upon the filing of any bill to foreclose this Trust Deed, the mortgagor in which such bill is filed, may as once and without notice to the said grantor, or to any party
claiming under said grantor, appoint a receiver to take possession of and care 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
AUGUST G. MERKEL 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 the reasonable charges.

Witness the hand and seal of the grantor this 15th day of December A. D. 19 24
Guillermo Sanchez (SEAL)
Piedad Sanchez (SEAL)
August G. Merkel (SEAL)

22 926 247 Office

UNOFFICIAL COPY

State of ILLINOIS }
County of COOK } ss.

I, RAYMOND A. KORRUB

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
GUILLERMO SANCHEZ and PIEDAD SANCHEZ, his wife,

personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 2nd
day of December A. D. 1977
Raymond A. Korrub



Property of Cook County Clerk's Office

974 DEC 6 AM 10 48

RECORDER OF DEEDS
COOK COUNTY ILL. C.F.

DEC-6-77 90697 22926247 A - Rec 5.00

5.00

Box No. 216
SECOND MORTGAGE
Trust Deed

GUILLERMO SANCHEZ
and PIEDAD SANCHEZ, his wife,
TO
JOSEPH DEZONIA, Trustee

THIS INSTRUMENT WAS TRANSMITTED BY
John M. Mote
Northwest National Bank
2985 North Milwaukee
Chicago, Illinois 60641

22926247

NO. OF RECORDED DOCUMENT