

25971686

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor 5
YOLANDO RONDERO and ADORACION RONDERO, his wife

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Thirty Hundred Six & 60/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee
of the City of Chicago County of Cook and State of Illinois
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 City of Chicago County of Cook and State of Illinois, to-wit:
Lot 13 in Block 1 in E. G. Pauling's Belmont Avenue Addition to Chicago, a Subdivision in the East Half of the North West Quarter of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 3141 N. Kenneth Av. Chicago, Ill.

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 5 YOLANDO RONDERO and ADORACION RONDERO, his wife their one principal promissory note bearing even date herewith, payable M. WALTER & CO., for the sum of Thirty-Hundred Six & 60/100 Dollars (\$3006.60) payable in 59 successive monthly instalments each of \$50.11 and a final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 26th day of Sept 19 81 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

25971686

THE GRANTOR 5 covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, at the time and in the manner 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 on 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 on said premises shall not be committed or suffered; (5) to keep all by deed 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 to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the Trustee or Mortgagee, and, second, to the Trustee herein as to the interest which may appear, which policies shall be left 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.

IN THE EVENT of failure 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 or pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately on 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 hereon.

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 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 this deed, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing 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 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 heretofore 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 his heirs, executors, administrators and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 grantor, 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 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 14th day of August A. D. 19 81

Yolando E. Rondero (SEAL)
Adoracion Rondero (SEAL)
(SEAL)
(SEAL)

State of Illinois
County of Cook } ss.

I, Edwin B. Hanson

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
YOLANDO RONDERO and ADORACION RONDERO, his wife

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness under my hand and Notarial Seal, this 14th
day of Aug. A. D. 1981

Edwin B. Hanson

My Commission Expires



Property of Cook County Clerk's Office

1981 AUG 18 AM 10 22

AUG-18-81 504693 25971686 10.00

Box No. 245

SECOND MORTGAGE

Trust Deed

YOLANDO RONDERO and

ADORACION RONDERO, his wife

TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

J. J. Motte

Northwest National Bank of Chicago
3985 North Milwaukee Avenue
Chicago, Illinois 60641

25971686

END OF RECORDED DOCUMENT