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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 2202

26441650

RED E. COLE & CO CHICAGO
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor, Arnolfo G. Martinez and
Altagracia G. Martinez, his wife

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

for and in consideration of the sum of Ten and 00/100 Dollars
and other good and valuable consideration Edward Mancini
in hand paid, CONVEY AND WARRANT to

15 S. Racine Chicago County of Cook and State of Illinois

unto 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 appur-
tenances 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:

Lots 24 and 25 in Block 31 in the Circuit Court of Cook

County partition of the South East Quarter of Section 31

Township 38 North Range 15 East of the Third Principal

Meridian excepting those lands belonging to the South

Chicago Railroad Company

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. Arnolfo G. Martinez and Altagracia G. Martinez
justly indebted upon an \$18,350.00 principal promissory note bearing even date herewith, payable
\$327.00 per week commencing December 13, 1982 and each Monday
thereafter for 75 weeks.

(Grantor shall have right to repayment without
penalty or interest thereon)

THE GRANTOR S covenant and agree as follows: (1) to pay said indebtedness, and interest thereon, as herein and in said note provided, or
according to any agreement extending time of payment; (2) to pay prior to the first day of any month, all taxes and assessments against said premises,
and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to buildings or improvements of 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 to the holder
of the first mortgage indebtedness, with loss clause attached payable first, to the first mortgagee, and second, to the Trustee herein as their interests
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 non-payment of the insurance 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 assignment to the grantor, 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, or by suit at law, 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 S 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 documents, any 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 S; and the like expenses and disbursements, occasioned by any suit or pro-
ceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor S. All such expenses
and disbursements shall be an additional lien upon said premises, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure
proceedings; which proceeding, whether decree of foreclosure has 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 attorney's fees have been paid. The grantor S for said grantor S and for the heirs, executors, administrators
and assigns of said grantor S waive S all right to possession of, and income from, said premises pending such foreclosure proceedings and agree S that
upon the filing of any bill to foreclose this Trust S the court in which such bill is filed, may at once and without notice to the said grantor S, or to any party
claiming under said grantor S, 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 of residence from said Cook County of the grantee, or of his refusal or failure to act, then
Attorney Paul Foxgrover of said County is hereby appointed to be first successor in this trust; and if for
any like cause said first successor shall 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 if said 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 S this 6th day of December A. D. 19 82

Arnolfo G. Martinez (SEAL)

Altagracia G. Martinez (SEAL)

MAIL TO →

This instrument prepared by Paul Foxgrover c/o Hillard & McNally
2555 W. Lincoln Highway, Olympia Fields, Ill.

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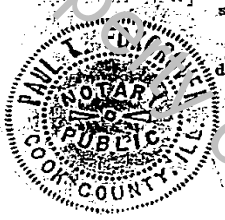
State of Illinois
County of Cook } ss.

I, Paul T. Foxgrover, a notary public

a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that
Arnolfo G. Martinez and Atagracia G. Martinez, his wife

s s are personally known to me to be the same person whose name 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 Sixth
day of December A. D. 19 82



Paul T. Foxgrover
Notary Public.

DEC 16 82 668551 26441650 10.20



26441650

Box No. _____
SECOND MORTGAGE
Trust Deed
TO _____

GEORGE COLE COMPANY

END OF RECORDED DOCUMENT