

26795656

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor JORGE MENDOZA, and CONSUELO MENDOZA, his wife

of the CITY of CHICAGO County of COOK and State of ILLINOIS

for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED EIGHTY-SEVEN AND 60/100 Dollars in hand paid, CONVEY AND WARRANT to JOSEPH DEZOUNA, 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 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:

The South 1/2 feet of Lot 11 and the North 20 feet of Lot 12 in Block 5 on McMillan & Wetmore's Subdivision of the South Half of the Northeast Quarter of the Southeast Quarter of Section 16, Township 38 North, Range 13 East of the Third Principal Meridian. Commonly known as: 7728 S. Kedvale, Chicago, IL

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 GEORGE AND CONSUELO MENDOZA

Justly indebted upon their one principal promissory note bearing even date herewith, payable TO HARVEY LUMBER COMPANY

ONE THOUSAND FIVE HUNDRED EIGHTY SEVEN AND 60/100 DOLLARS (\$1,587.60)

payable in 18 successive monthly instalments of \$88.20 due on the note commencing on the 26th day of Oct. 1983 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR, covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as provided 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 therefor; (3) within sixty days after destruction or damage to rebuild or restore all building 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 buildings or improvements 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 policies attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as if no interest 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 fire, incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure to so 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 certificate on 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 without interest, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness accrued hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued 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 been due by express terms.

IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure of said indebtedness, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing, as well as 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 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 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, and for the heirs, executors, administrators and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree 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 grantee, or of his refusal or failure to act, then THOMAS S. WALSH 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 his reasonable charges.

Witness the hand and seal of the grantor this 15th day of September A. D. 19 83. X Jorge Mendoza (SEAL) X Consuelo Mendoza (SEAL)

26795656

UNOFFICIAL COPY

State of Illinois }  
County of Cook } ss.

I, IRVIN S. NOWAK

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
GEORGE & CONSUELO MENDOZA

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

Witness under my hand and Notarial Seal, this 15th  
day of SEPTEMBER A. D. 19 87

*Irvin S. Nowak*  
Notary Public.



Property of Cook County Clerk's Office

SEP 27 1987

SEP-27-87 370154 26795656 A - REC 10.00

Box No. 246

SECOND MORTGAGE  
**Trust Deed**

JORGE MENDOZA and  
CONSUELO MENDOZA, his wife  
TO  
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:  
L. J. LaMotte

NORTHWEST NATIONAL BANK  
3985 N. Milwaukee Avenue  
Chicago, IL 60641

86795656

END OF RECORDED DOCUMENT