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TRUST DEED SECOND MORTGAGE NO. 101NW 27269087 49.39724

This Indenture, WITNESSETH, That the Grantor RAMON CRUZ MARRIED TO ROSA CRUZ

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of TWELVE THOUSAND SEVENTY EIGHT 12,780 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA 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:

Lot 5 and 6 (Except the west 9 3/4 feet of said Lot 6) in Matt's Subdivision of Block 15 in Canal Trustee's Subdivision of Section 2, Township 39 North Range 14 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 RAMON CRUZ MARRIED TO ROSA CRUZ justly indebted upon one principal promissory note bearing even date herewith, payable LAKE VIEW TRUST SAVINGS BANK

payable in 84 successive monthly installments each of 143.79 due MONTHLY on the note commencing on the 21 day of OCTOBER 1944 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A JUNIOR MORTGAGE

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter 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 buildings and 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 lease 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 Trustee or Mortgagee, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior encumbrances and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, or any all prior encumbrances and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand, or pay the same with interest thereon from the date of payment at seven per cent. per annum, shall be no such 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 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 both, the same as if all of said indebtedness had then accrued.

IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stamping charges, cost of procuring or completing abstract showing 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 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 proceeding, 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, 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 grantee, or of his refusal or failure to act, then Thomas F. Bussey 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 19 day of July A. D. 19

X Ramon Cruz (SEAL)

X Rosa Cruz (SEAL)

27-2269-27269087-51550001-4 (SEAL)

(SEAL)

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State of Illinois }  
County of Cook } ss.

I, ANDREW V. JANAS  
SEP-25-84 039629 27269087 A REC 10.00  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
RAMON CRUZ MARRIED TO ROSA CRUZ

personally known to me to be the same person whose name S 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  
day of 7/19 A. D. 19 84  
Andrew V. Janas  
Notary Public.

My Commission Expires Oct. 4, 1986

25 SEP 84 2:05



Property of Cook County Clerk's Office

Box No. 144  
SECOND MORTGAGE  
**Trust Deed**

TO  
GERALD E. SIKORA Trustee

THIS INSTRUMENT WAS PREPARED BY:  
MORRIS & EVERETT CONTRACTORS

LAKEVIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, ILL. 60657  
312/525-2180

27269087

END OF RECORDED DOCUMENT