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27269097

49-39758

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor Ramon A. Renovales and Daisy I. Renovales, his wife

of the City of Chicago, County of Cook and State of Illinois
for and in consideration of the sum of Fifty two hundred fifty three and 60/100 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 8 in Block 2 in Allport's Subdivision of the North 3/8 of the
East 1/3 of the West 1/2 of the Northeast 1/4 of Section 35,
Township 40 North, Range 13 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 A. Renovales and Daisy I. Renovales, his wife justly indebted upon one principal promissory note, bearing even date herewith, payable to LAKEVIEW SAVINGS BANK, payable in 60 successive monthly installments each of 87.56 due MONTHLY, on the note commencing on the 02 day of November 1984, 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, to herein and in said notes provided, or according to any agreement extending time of payment; (2) to prior to the first day of June in each year, all taxes and assessments against said property and 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 rents to said property shall be paid in advance, and that the grantor shall not be liable for any rent which may become due before the date when payment is next required; (5) to authorize to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clauses attached, payable first to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustees until the indebtedness is fully paid; (6) to pay all prior taxes and assessments, and to pay all taxes and assessments on the property herein described, as they may become due and payable.

In the Event of failure to pay, or to pay taxes or assessments, or the prior insurance 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 any prior interest, taxes and the interest that may become due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, shall be liable to the option of the legal holder thereof, without notice, to become immediately due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, shall be liable to the option of the legal holder thereof, to sue for the recovery of the amount so paid.

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 solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts showing the whole title of said premises embraced in a foreclosed debt, and all other expenses and disbursements, including attorney's fees, which may be incurred in connection with the defense of any action or proceeding, or in the defense of any suit, action, or proceeding, whether or not the same may be successful, shall also be paid by the grantor. All such expenses and disbursements 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, and a writ issued for the execution of such decree, and the grantor, his heirs, executors, administrators and assigns of said grantor, waive all right to the benefit of any statute of limitations or any other law which may be applicable to such proceedings, and shall, 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 30 day of AUGUST, A.D. 1984

Ramon A. Renovales (SEAL)

Daisy Renovales (SEAL)

RECORDED AUGUST 30, 1984 - REC'D - REC'D - REC'D (SEAL)

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State of Illinois
County of Cook }
 } ss.

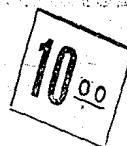
I, *Strat R. Kusman*, REC'D SEP 25 1984 on 27269097 A - Rec. 10.00
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that.....
.Ramon A. Renovales and Daisy L. Renovales, his wife.....

personally known to me to be the same persons 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 30
day of *September* A.D. 1984.

Strat R. Kusman
Notary Public.

25 SEP 84 2:06



Box No. 146
SECOND MORTGAGE
Trust Deed

THIS INSTRUMENT WAS PREPARED BY:
First Mortgagors

END OF RECORDED DOCUMENT