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27286812

49.39793

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor CARMEN MORALES + CARMEN MORALEZ ROSA AS JOINT TENANTS

of the City Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Ninety five hundred three and 76/100 Dollars  
hand paid, CONVEY AND WARRANT to GERALD E. SIKORA, Trustee

of the City Chicago County of Cook and State of Illinois  
and 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 every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated  
in the City Chicago County of Cook and State of Illinois, to-wit:  
Lot 3 in Block 2 of Chicago Distillery Co's Subdivision of Block 19  
of Sheffield's Addition to Chicago in Section 32, Township 40 north,  
Range 14, Lying 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 CARMEN MORALES + CARMEN MORALEZ ROSA AS JOINT TENANTS  
justly indebted upon one principal promissory note bearing even date herewith, payable

LAKEVIEW BANK  
payable in 84 successive monthly installments each of 113.14 due MONTHLY  
on the note commencing on the 1 day of NOV 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... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 buildings or improvements on 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 insurances in companies acceptable to the holder of the first mortgage indebtedness, with loss clause 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 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 trustee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax liens 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... agree... 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 thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

By its Assent by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereinafter provided including reasonable solicitor fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing all of said indebtedness 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 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 dissolved, 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... 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, issue 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

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 27 day of SEPTEMBER A. D. 19 84

Witness By: Nancy Cook X Her Mark ( ) Carmen Morales (SEAL)  
4257 N. Cicero Carmen Morales

Witness By: Linda Bogdan X Carmen Morales Rosa (SEAL)  
4257 N. Cicero Carmen Morales Rosa

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State of Illinois }  
County of Cook } ss.

I, Andrea R. Klusendorf  
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that  
CARMEN MORALES & CARMEN MORALEZ ROSA AS JOINT TENANTS

personally known to me to be the same person whose name is 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 22  
day of SEPTEMBER A.D. 19 84.

*Andrea R. Klusendorf*  
Notary Public

My Commission Expires Nov. 2, 1987

Property of Cook County Clerk's Office

001-984 965086 27286812 A - RCL 10.00

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SLI



Box No. 146

SECOND MORTGAGE

Trust Deed

TO

THIS INSTRUMENT WAS PREPARED BY:

FIRST INTERNATIONAL BANK

27286812

END OF RECORDED DOCUMENT