

UNOFFICIAL COPY

TRUST DEED SECOND MORTGAGE NO. 101NW

27317957

49-40331

This Indenture, WITNESSETH, That the Grantor

Joseph Sanchez, A SINGLE PERSON

of the Village of Melrose Pk County of Cook and State of Illinois

for and in consideration of the sum of Four thousand one hundred five and 08/100 Dollars

as 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
bearing the following described real estate, with the improvements thereon, including all heating, gas and plumbing ap-
paratus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the Village of Melrose Pk County of Cook and State of Illinois, to-wit:

Lot 31 in Block 122 in Melrose, being a Subdivision of Lots 3,
4 and 5 in the Subdivision of the South 1/4 of Section 3, and all
of Section 10, lying North of the Chicago and Northwestern
Railroad in Township 39 North, Range 12 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 Joseph Sanchez, A SINGLE PERSON
justly indebted upon one principal promissory note bearing even date herewith, payable
Lakeview Bank, Chicago

payable in 36 successive monthly installments each of 114.03 due MONTHLY
on the note commencing on the 19 day of November 1954, 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 agrees, as follows: (1) To pay and Indebt himself, and the interest thereon, to the trustee and to said note provided, or
according to any agreement extending time of payment, all taxes, all costs of assessments against and upon said premises
and on demand to establish and maintain the same in good repair, within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises
to the same condition as when destroyed or damaged; (2) that waste to said premises shall not be committed or suffered; (3) to keep all buildings now or at any time on
said premises insured in companies to be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder
of the first mortgage indebtedness, with loss or damage to the first mortgagee, trustee, until the indebtedness is fully paid; (4) to pay all prior incumbrances,
which policies shall be held and remain with the said Mortgagor, trustee, until the indebtedness is fully paid; (5) to pay all prior incumbrances,
and the interest thereon, at any time or times when the same shall become due and payable.

In the Event of failure so 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 when due, and the expenses so incurred
and all prior incumbrances and the interest thereon, at all times, shall be the obligation of the grantor, to repay immediately without demand, and
the same to be added to the amount of the note.

In the Event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and 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, both the same as if all of said indebtedness had been matured
expressly so provided.

It is AGREED by the grantor, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosures hereof,
of including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or certifying abstracts of title, the whole
title of said premises embracing from the date of recording of this instrument to the date of sale, or other time of finality, all expenses and
disbursements shall be an additional item upon said premises, as such, shall also be a party, shall also be paid by the grantor. All such expenses
and disbursements shall be an additional item upon said premises, as such, shall be taxed as costs and included in any decree that may be rendered in such foreclosures
proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not bind grantor, nor a release hereof given, until all such expenses
and disbursements, and the costs of suit, including attorney's fees, shall be paid by the grantor, for and against the holder of the first mortgage indebtedness,
and amount of the grantor's indebtedness, and the right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree, that
in the event of an 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 and 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

05 day of OCTOBER A. D. 1984

X. Joseph Sanchez (SEAL)

(SEAL)

(SEAL)

(SEAL)

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State of Illinois }
County of Cook }

I, EWA T KRAKOWSKA

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JOSEPH SANCHEZ, A SINGLE PERSON

personally known to me to be the same person whose name is IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

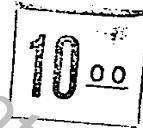
Sub under my hand and Notarial Seal, this 05
day of OCTOBER A.D. 1984

Ewa T. Krakowska

Notary Public

101-3184 977244 27317957 A - REC 10.00

31 OCT 84 12:50



2396762

Box No 1446
SECOND MORTGAGE
Trust Deed

GERALD E. SIKORA Trustee

To

THIS INSTRUMENT WAS PREPARED BY:
NU NOV/ CITY ATTORNEYS

LAKEVIEW TRUST AND SAVINGS BANK
3201 N ASHLAND AVE, CHICAGO IL 60657
312/526-2480

END OF RECORDED DOCUMENT