

**UNOFFICIAL COPY**

**RECEIVED IN BAD CONDITION**

27369632

49-41228

(TRUST DEED - SECOND MORTGAGE FORM (ILLINOIS))

This Indenture, WITNESSETH, That the Grantor Carlos G. Flores and Mercedes A.  
Flores, His Wife and Urbano R. Paredes and Ingrid L. Paredes His Wife

of the city of Chicago, County of Cook, and State of Illinois  
for and in consideration of the sum of Fifteen Thousand Three Hundred Thirty 84/100 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 388 IN RUDOLPH'S SUBDIVISION OF BLOCK 6 AND 7 IN OGDEN'S SUBDIVISION  
OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 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 hereinafter set forth.

Whereas, The Grantor Carlos G. Flores & Mercedes A. Flores His Wife and  
Urbano R. Paredes & Ingrid L. Paredes His Wife, principal promissory note, bearing date herewith, payable

justly indebted upon one.

payable in 84 successive monthly installments each of 182.51, due Monthly,  
on the note commencing on the 05 day of September, and on the same date o  
each month thereafter, until paid, with interest after maturity at the highest  
lawful rate.

**THIS IS A JUNIOR MORTGAGE**

The Grantor ... agrees ... as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement between the parties; (2) to pay prior to the first day of June and each year thereafter, assessments against said premises, and on demand to make payment of any taxes to said taxing authorities; (3) to keep all buildings now or at any time on said premises in good repair, and to make such alterations and improvements on said premises that may be required by law or by the first trustee, who is hereby authorized to make such alterations and improvements; (4) to keep all buildings now or at any time on said premises insured, with such insurance as may be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to him, and to pay the premium thereon, with full loss clause attached payable first, to the first trustee or mortgagee, and second, to the trustee herein as his successor in trust, and such policies shall be left and remain with the said Mortgagors or Trustees until the indebtedness is fully paid; (5) to pay all prior taxes and assessments, or interest thereon, at the time or times when the same shall become due and payable.

In case of default in the payment of any tax or assessment, or interest thereon, the grantor shall be liable to pay all additional expenses, including principal and all earned interest which, in the opinion of the legal holder, or 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, and the amount so recovered, together with all costs and expenses, including attorney's fees, incurred in connection with the foreclosure hereof - including any reasonable solicitors fees, outlays for documentary evidence, stenographed depositions, and other expenses in behalf of the plaintiff in any action or proceeding to foreclose, or to collect any part of said indebtedness - shall be paid by the grantor, and all expenses and disbursements occasioned by any suit or proceeding where the same is brought to foreclose any part of said indebtedness, or to collect any judgment, or to collect any amount due, 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 decree shall be filed in the office of the recorder of deeds of the county in which the property is located, and shall be recorded, and no costs or expenses given, until all such expenses and disbursements, including solicitor's fees have been paid. The grantor ... for said grantor, and his heirs, executors, administrators and assigns of said grantor, do hereby give up all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree ... that upon the filing of any action or proceeding in Trust Deed, the court in which such bill is filed, may at once and without notice, enter a judgment in favor of the plaintiff, or to any party claiming under said grantor, and upon 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 said County, or of his refusal or failure to act, then  
Thomas F. Bussey  
any like cause said first successor fail or die 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 to perform all the 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 25 day of OCTOBER, A.D. 1964.

Carlos G. Flores  
Urbano R. Paredes  
Ingrid L. Paredes

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

UNOFFICIAL COPY

RECEIVED IN DAD CONDITION

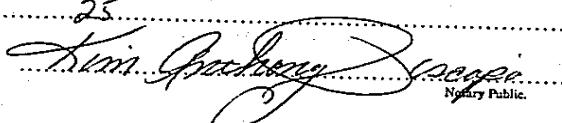
State of Illinois  
County of Cook } 515.

I, Kim Anthony Piscopo

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that Carlos Flores & wife  
Mercedes Flores & Urbanof Parades & Ingrid Paredes, his wife

personally known to me to be the same person whose name is A.P.E. 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.

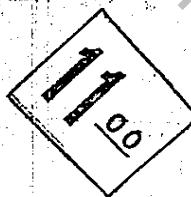
Sure under my hand and Notarial Seal, this 25  
day of OCTOBER, A.D. 1984.

  
Kim Anthony Piscopo  
Notary Public

My Commission Expires May 22, 1988

DEC-12-84 997119 27369632 A-110 11.00

12 DEC 84 J23 57



Box No... 146....

SECOND MORTGAGE

Grant Deed

TO  
GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

First City Block

LAKEVIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60657  
312/525-2480

7500000

END OF RECORDED DOCUMENT