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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 04/100 Dollars

in hand paid, CONVEY AND WARRANT to GERALD E. SKORA 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 every thing 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 herein

WHEREAS, The Grantor Carlos G. Flores & Mercedes A. Flores His Wife and Urbano R. Paredes & Ingrid L. Paredes His Wife are jointly and severally, payable justly indebted upon

payable in 84 successive monthly instalments each of \$2.51, due on the 05 day of SEPTEMBER 1985, and on the same date each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A JUNIOR MORTGAGE

The Grantor... and agree... to pay... all taxes and assessments against said premises, and on demand to exhibit receipts therefor... within sixty days after destruction or damage to rebuild or repairs on said premises that may have been destroyed or damaged...

In the event of failure to insure, or pay taxes or assessments, or the prior incumbrances 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 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.

It is Agreed by the grantor... that all expenses and disbursements paid or incurred in behalf of compliance in connection with the foreclosure hereof... including reasonable solicitors fees, outlays for documentary evidence, stenographer's 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... shall be paid by the 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... 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 be the first successor of the grantee of this trust, shall release said premises in the party entitled, on receiving his reasonable charges. And when all the aforesaid covenants and agreements are performed, the grantor or his successor in trust, shall release said premises in the party entitled, on receiving his reasonable charges.

Witness the hand... and seal... of the grantor this 25 day of October, A. D. 1984

Signatures of Carlos G. Flores, Mercedes A. Flores, Urbano R. Paredes, and Ingrid L. Paredes.

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State of Illinois  
County of Cook } 55.

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 & Urbano Paredes & Ingrid Paredes, His WIFE

personally known to me to be the same person 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 25  
day of OCTOBER A. D. 19 84

*Kim Anthony Piscopo*  
Notary Public.

My Commission Expires May 22, 1988

DEC-12-84 997119 27369632 A-11 11.00

11.00

11.00

12 DEC 84 12: 57

Box No. 146

SECOND MORTGAGE

**Trust Deed**

TO

GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

FIRST CITY BROS.

LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60657  
312/525-2180

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END OF RECORDED DOCUMENT