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TRUST DEED SECOND MORTGAGE NO. 101NW 27369638 44/1239

This Indenture, WITNESSETH, That the Grantor  
Juan M. Ruiz and Martha Ruiz as joint tenants (WIFE)

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Eight thousand eight hundred fifty seven 80/100 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 appurtenances 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 6 in Block 14 in Calumet and Chicago Canal and Dock Company's  
Subdivision of parts of Section 5 and 6, Township 37 North, Range 15,  
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 Juan M. Ruiz and Martha Ruiz as joint tenants (WIFE)  
justly indebted upon one principal promissory note bearing even date herewith, payable  
Lakeview Bank Chicago Illinois

payable in 84 successive monthly instalments each of \$105.45 due MONTHLY  
on the note commencing on the 05 day of JANUARY 1985 and on the same date of  
each month thereafter, until paid, with interest after maturity at the highest  
lawful rate.

THIS IS A JOINT MORTGAGE

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said... provided...  
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...  
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...  
which may have been destroyed or damaged; (4) that waste on 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 insurance in companies acceptable to the holder  
of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee,  
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 grantee 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 moneys so paid, the grantor... agrees... 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 unpaid 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 been matured by  
express terms.

IT IS AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure...  
of including reasonable solicitor's 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 pro-  
ceeding 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 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 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... 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 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... day of November A. D. 1984

(Signatures of Juan M. Ruiz and Martha Ruiz)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

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State of Illinois } ss.  
County of Cook

I, EWA T. KRAKOWSKA

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
JUAN M. RUIZ AND MARTHA RUIZ (wife)  
as joint tenants  
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 21  
day of November A. D. 1984  
Ewa T. Krakowska  
Notary Public

Property of Cook County Clerk's Office

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DEC-12-84 997125 27369638 - REC 11.00

Box No. 146

Second Mortgage  
**Trust Deed**

TO  
GERALD E. SIKORA Trustee

THIS INSTRUMENT WAS PREPARED BY:  
WINDY CITY ESTIMATORS

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

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END OF RECORDED DOCUMENT