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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

8 5 0 4 85019816

This Indenture, WITNESSETH, That the Grantor HENRY M. RODRIGUEZ and DAISY M. RODRIGUEZ, his wife

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Sixteen thousand seven hundred eighty-nine and 08/100 Dollars in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, 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: The South 1/2 of Lot 13 (except the North 7 feet thereof) and Lot 14 (except the South 30.99 feet thereof) in Block 8 in Shipman Bill and Merrill's Subdivision of the East 1/2 of the Northeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 2109 North Spaulding, Chicago, Illinois.

Permanent Tax No. 13-35-225-019 *MIL*

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 HENRY M. RODRIGUEZ and DAISY M. RODRIGUEZ, his wife

justly indebted upon their principal promissory note, bearing even date herewith, payable COMPLETE HOME IMPROVEMENT CO. and assigned to Northwest National Bank for the sum of Sixteen thousand seven hundred eighty-nine and 08/100 dollars (\$16,789.08) payable in 84 successive monthly instalments each of 199.87 due on the note commencing on the 15th day of July 1985 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

The Grantor covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and 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 on any real estate premises, and on demand to submit 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 on said premises shall not be committed or suffered; (5) to keep all buildings or improvements on said premises insured in accordance 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 cause attached; (6) the 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 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 lien affecting said premises, or any prior incumbrances and the interest thereon from time to time, and all money 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 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, or both, the same as if all of said indebtedness had then matured by express terms.

In the Event by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable solicitors fees, suitors for documentary evidence, monographers charges, cost of procuring or completing abstracts showing the whole title of said premises including foreclosure decree—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, which shall be paid as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be used, nor a release thereof given, until all such expenses and disbursements, and the costs of suit, including solicitors 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 in foreclosure 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 perform the duties of said County, the undersigned 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 grantor or his successor in trust, shall release said premises to the party entitled, an receiving his reasonable charges.

Witness the hand and seal of the grantor this 23rd day of May A. D. 19 85

Henry M. Rodriguez (SEAL)
Daisy M. Rodriguez (SEAL)

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State of Illinois }
County of Cook } 95.

I, Helen Suerbondy
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that HENRY M. RODRIGUEZ and DAISY M. RODRIGUEZ, his wife

personally known to me to be the same person 8 whose name 8 are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the X signed, sealed and delivered the said instrument 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 23rd
day of May A. D. 19 85

Helen Suerbondy
Notary Public

Property of Cook County Clerk's Office

DEPT. OF RECORDING
1800 N. LAKE ST. CHICAGO, ILL. 60610
#1128 4-1-85

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Box No. 246

SECOND MORTGAGE

Trust Deed

HENRY M. RODRIGUEZ and
DAISY M. RODRIGUEZ, his wife
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Robert E. Nowicki
Northwest National Bank
3985 N. Milwaukee Avenue
Chicago, Illinois 60641

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