

This Indenture, WITNESSETH. That the Grantor JAIME SAUCEDO and ANNA SAUCEDO, his wife

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Six Thousand Five Hundred and no/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: Lots 19 and 20 in Block 1 in the Subdivision of that part of Lot 2 lying East of Boulevard and West 1/2 of East 2/3 of Lot 4 (except that part taken for Boulevard) in Superior Court Partition of the East 48 acres of the North 96 acres of the North West 1/4 of Section 25, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 2864-66 West 22nd Place, Chicago, Illinois.

Permanent Tax No. 16-25-105-032 MC ALL

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's JAIME SAUCEDO and ANNA SAUCEDO, his wife

justly indebted upon their one retail installment contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$ 184.21 each until paid in full, and

which retail installment contract has been assigned by ART CRAFT ALUMINUM to Northwest National Bank of Chicago.

THE GRANTOR COVENANTS and agrees as follows: 1. To pay said indebtedness, and the interest thereon, as aforesaid and in said notes provided, or according to any agreement extending time of payment. 2. To pay for in the first day of June in each year all taxes and assessments against said premises, and on demand to exhibit receipts therefor. 3. Within sixty days after destruction or damage to the buildings or improvements on said premises that may have been destroyed or damaged, to that extent to said premises shall not be committed or suffered. 4. To keep all buildings now or at any time on said premises insured in companies to be selected by the grantor herein, who as 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, 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. 5. To pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable. 6. In the event of failure to so insure, or pay taxes or assessments, or the prior encumbrances 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 encumbrances 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 as much added to said indebtedness as herein provided. 7. 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. 8. If as aforesaid by the grantor that all expenses and disbursements paid or incurred in behalf of occupant in connection with the foreclosing deed, including reasonable selection fees, outlays for documentary evidence, stenographic charges, cost of printing or competing abstract 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 grantor 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 late, and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of sale has been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The grantor, for said grantor, and all their heirs, executors, administrators and assigns of said grantor, agree to assign to the process of said income from and proceeds 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 X RONALD D. WOOD, Ronald D. Wood 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, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 19th day of September A. D. 19 86

X Jaime Saucedo
A Ana Saucedo

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

86624363

COPIES

UNOFFICIAL COPY

Bus. No. 246

SECOND MORTGAGE

Trust deed

JAI ME SAUCEDO and

ANNA SAUCEDO: his wife

TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Robert E. Kowicki

NORTHWEST NATIONAL BANK OF CHICAGO
3785 WILVAUGHN AVE CHICAGO IL 60641
312 777 7700

86624363

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00
T#3333 TRMN 3404 12/30/85 09:40:00
#5353 # A * 06-424440
COOK COUNTY REC'D/DEP

86624363

OFFICIAL SEAL
MARGARET M. PETERSON
Notary Public, State of Illinois
My Commission Expires 9/11/90

I, MARGARET M. PETERSON, a Notary Public in and for said County, in the State aforesaid, Do hereby certify that JAI ME SAUCEDO and ANNA SAUCEDO, his wife, personally known to me to be the same person s, whose name s are _____, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the _____ 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 _____ 19th _____ day of _____ September A. D. 19 86

Notary Public

State of Illinois }
County of Cook }