

This Indenture, WITNESSETH, That the Grantor

..... Michael Negrete and Ana L. Negrete, his wife, in joint tenants.

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

for and in consideration of the sum of Twenty three thousand nine hundred fifty and 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 apparatus and fixtures, and every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated

City of Chicago, County of Cook, and State of Illinois, to wit:

LOT 316 in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4 and 7
and the North 1/2 of Block 6 in the Subdivision of that Part lying
Northeasterly of the Center Line of Lincoln Avenue of the North West 1/4
of Section 29, Township 40 North, Range 14, East of the Third Principal
Meridian, in Cook County, Illinois.

Commonly Known As: 1214 West Fletcher, Chicago, Illinois.

PERMANENT THU 14-29-103-023-0000

RE 073873

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.

Michael Negrete and Ana L. Negrete, his wife, in joint tenants

WHEREAS, The Grantor

Justly indebted upon one principal promissory note bearing even date herewith, payable Lakeview Trust and Savings Bank ASSIGNED FROM WINOY CITY ENTERPRISES.

payable in 120 successive monthly installments each of 199.59 due MONTHLY
on the note commencing on the 1/4/17 day of FEBRUARY 1986 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A JUNIOR MORTGAGE *

The Grantor, covenant, and agree, as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note 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 against said premises, 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 premises that may have been destroyed or damaged; (4) that waste to 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 Mortgagor, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustees 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 such 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 and premises or pay any prior incumbrances and the interest thereon from time to time, and for money paid, or expenses incurred, or attorney fees, or other charges incurred thereby, and the same, with interest at the rate of payment at seven per cent per annum, shall bear such additional interest, and be recovered by action.

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 said indebtedness had then matured by express terms.

If it is agreed by the grantor, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure thereof, including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, certifying 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 item upon said premises, shall bear interest, 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 increased, nor released, hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid the grantee, and 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 County, of the grantee, or his refusal or failure to act, then Thomas F. Bussey

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, this 31st day of December, A.D. 1985

X Michael Negrete (SEAL)

X Michael Negrete (SEAL)

X Michael Negrete (SEAL)

Grant Deed

MICHELLE & ANNA NEGRETE

1245 W. FLETCHER

Chicago IL 60657

TO

GERALD E. SIKORA Trustee

HANKELLER TRUST & SAVINGS BANK

3201 N. ASHLAND

Chicago IL 60657

THIS INSTRUMENT WAS PREPARED BY:

WIND CITY SERVICES

3016 N. Cicero

Chicago IL 60641

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

SS 011842

#2699 # D * 86-011842
T#14444 T#AN 0195 01/09/86 14:34:10
DEPT-01 RECORDING \$11.00

11
00

MARCH 27, 1988
MY COMM. EXP.

I, WILLIAM H. KIRKHOUSE, a male, whose wife is MICHELLE NEGRETE, and we, ANNIE A. NEGRETE, wife, a Notary Public in and for said County in the State aforesaid. The freely giving this instrument, appurtenant before me this day in person, and acknowledged that I, the aforesaid, delivered and delivered this said instrument, personally known to me to be the same person who are names above, abovesigned to this foregoing instrument, and voluntary for the uses and purposes therein set forth, including the relation and waiver of the right of homestead, do, hereby, under my hand and Notarial Seal, this, the 31st, day of March, 1988.