

UNOFFICIAL COPY

THIS INDENTURE, WITNESSETH, That Antonio Tovar and Juana Tovar, as joint tenants

(hereinafter called the Grantor), of 3815 W. Wrightwood Chicago Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Nine Thousand Six Hundred Eighty and 04/100 Dollars
in hand paid, CONVEY S AND WARRANT S to Park National Bank of Chicago
of 2958 N. Milwaukee Ave. Chicago Illinois
(No. and Street) (City) (State)

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, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the
of Chicago County of Cook and State of Illinois, to-wit:

Lot 6 and the East 8 feet of lot 7 in Block 23 in Pennock, a subdivision of the Southwest 1/4 of Section 26, Township 40 North, Range 13 and South 25 acres of the West 1/2 of the West 1/2 of the South east 1/4 of Section 26, Township 40 North, Range 13 and the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 40 North, Range 13 and North 1/2 of the Northeast 1/4 of the Northeast 1/4 and South 1/2 of the Northwest 1/4 of the Northeast 1/4 and Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 40 North, Range 13 East of the Third Principal Meridian, according to the plat thereof Recorded on November 7, 1863 in Book 18 of plate page 62 As Document No. 506320 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 Antonio Tovar and Juana Tovar, as joint tenants justly indebted upon said principal promissory note bearing even date herewith, payable

in thirty-six (36) monthly installments of \$268.89, beginning May 22, 1986

PERMANENT INDEX NO. 13-26-318-003 ALL
3815 W. Wrightwood, Chicago, Illinois

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due 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) the 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 Mortgagee, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee 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 so 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 the 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 agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight 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 or 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 eight per cent per annum, and be recoverable by foreclosure thereof, in law, in equity, 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 plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, of counsel 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 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 dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the 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.

The name of a record owner is: _____

IN THE EVENT of the death or removal from said _____ County of the grantee, or of his resignation, refusal or failure to act, then _____ 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 Grantors this 22nd day of April, 1986

By: Antonio Tovar (SEAL)
Antonio Tovar

X By: Juana Tovar (SEAL)
Juana Tovar

This instrument was prepared by Helen Michalski for Park National Bank of Chicago
(NAME AND ADDRESS) 2958 N. Milwaukee Ave.
Chicago, IL 60618

86-166151

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Jill Igaravidez, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Antonio Tovar and Juana Tovar

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 22nd day of April, 1986.

(Impress Seal Here)

Jill Igaravidez
Notary Public

Commission Expires City Commission Expires October 17, 1988

-86-166151

29 APR 86 9:59



161001-38

BOX No. _____

SECOND MORTGAGE
Trust Deed

Antonio Tovar and Juana Tovar

TO

PARK NATIONAL BANK OF CHICAGO

PROPERTY ADDRESS

3815 W. Wrightwood
Chicago, IL 60647

Mail To:

PARK NATIONAL BANK OF CHICAGO
2958 N. Milwaukee Ave.
Chicago, IL 60618