

UNOFFICIAL COPY

86-173324

THIS INDENTURE WITNESSETH That Erlinda Manzano
 (hereinafter called the Grantor, of 4420 Blanchan Ave
Brookfield, Il. 60513
 (No and Street) (City) (State)
 for and in consideration of the sum of Ten Thousand Dollars
and No/100 Dollars
 in hand paid, CONVEY AND WARRANT to Freedom Federal
Savings Bank
 of 600 Hunter Dr., Oak Brook, Il. 60521
 (No and Street) (City) (State)
 as Trustee, and to his successors in trust hereinafter named, 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 County of Cook
 and State of Illinois to wit:

Above Space For Recorder's Use Only

and State of Illinois to wit:

Real Estate Index Number: 18-03-308-031

Acc DP

Lot 42 and the North half of Lot 41 in Block 19 in West Crossdale
 in the West half of the West half of Section 3, Township 38
 North, Range 12 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 is justly indebted upon an installment note dated April 16, 1986
 payable to the order of and delivered to the Trustee, in and by which, note the Grantor promises to pay the principal sum of
Ten Thousand Dollars and No/100 DOLLARS.
 (\$ 10,000.00 in 35 installments of \$ 334.72 each beginning May 15, 1986
19 and a final installment of \$ Balance payable on April 15, 1989
19 and all of said indebtedness is made payable at such place as the holders of the note may, from time to time, in writing
 appoint, and in the absence of such appointment, then at the office of the holder at Freedom Federal Savings Bank
600 Hunter Dr., Oak Brook, Il. 60521

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon as 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) 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 Trustee or Mortgagee or Trustee and if 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 money so paid, the Grantor agrees to repay immediately without demand

and the same with interest thereon from the date of payment at 12.50 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 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
12.50 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.

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, 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 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 Erlinda Manzano
 IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to
 act, then Freedom Federal Savings Bank 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 of 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.

This trust deed is subject to

Witness the hand and seal of the Grantor this 16th day of April, 1986

Erlinda Manzano

Erlinda Manzano

(SEAL)

Please print or type names of below signatories)

(SEAL)

This instrument was prepared by Freedom Federal Savings Bank, 600 Hunter Dr., Oak Brook, Il. 60521
 (NAME AND ADDRESS)

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STATE OF Illinois }
COUNTY OF DuPage } SS.

I, Hien N. John, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erlinda Manzana

personally known to me to be the same person whose name 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 an 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 official seal this 16th day of April, 19 86

(Impress Seal Here)

[Signature]
Notary Public

Commission Expires 10-14-87

-86-173324

Property of Cook County Clerk's Office

2 MAY 86 10:30

BOX No.

SECOND MORTGAGE

Trust Deed

TO



11.00 E

FREEDOM FEDERAL SAVINGS BANK
600 HUNTER DRIVE
OAK BROOK, ILLINOIS 60521