

This Indenture, WITNESSETH, That the Grantor

Candido Lopez and Wife Gloria Lopez as joint tenants.  
of the City of Chicago County of Cook and State of Illinois

86238112

for and in consideration of the sum of Four thousand two hundred fifty nine and 52/100 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  
in the City of Chicago County of Cook and State of Illinois, to-wit:

Lot 44 in block 1 in James V. Allen's Addition to Chicago,  
said Addition being a subdivision of block 5 in Reid's Subdivision  
of the West 1/2 of the Southeast 1/4 of Section 27, Township 39 North,  
Range 13 East of the Third Principal Meridian, in Cook County, Illinois.  
Permanent Index No. 16-27-419-005

Commonly Known As: 2813 South Tripp - Chicago, Illinois

86238112

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, Candido Lopez and Wife Gloria Lopez as joint tenants,

justly indebted upon ONE principal promissory note bearing even date herewith, payable  
Lake View Trust and Savings assigned from Windy City

payable in 48 successive monthly installments each of 88.74 due monthly  
on the note commencing on the 24 day of July 1980, 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

86238112

The Grantor... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (2) To pay prior to the first day of June in each year, all taxes and assessments... (3) Within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises... (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 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 title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor... agree... 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.

It is Agreed 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, 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 deemed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's 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 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

Thomas F. Bussey

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 grantor... this 9 day of June

X Candido Lopez  
X Gloria Lopez

(SEAL)

(SEAL)

(SEAL)

(SEAL)

11:00  
**UNOFFICIAL COPY**

Box No. 106

SECOND MORTGAGE

**Trust Deed**

*Caridad + Gloria Lopez*  
27735 Dupont

Chicago, Ill. 60693  
TO

GERALD E. SIKORA, Trustee

*Robert W. Siskora*  
3301 N. Ashland Ave.  
Chicago, Ill. 60657

THIS INSTRUMENT WAS PREPARED BY:

*Wanda City Chicago*  
4570 S. Lawrence  
Chicago, Ill. 60632

LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE. CHICAGO, ILL. 60657  
312/525-2180

Property of Cook County Clerk's Office

86 238112

RECORDS

DEPT-91 RECORDING  
1#494 TRAM 0197 05/12/86 09:26:00  
#3714 # D \* -84-238112

86 238112

Notary Public

*Caridad Lopez*

day of *June* A. D. 1986

Gmtu under my hand and Notarial Seal, this *9* day of *June* 1986, appeared before me this day in person, and acknowledged that he, she, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he, she, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead as

*Caridad + Gloria Lopez*

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

I, *CARL SEGAL*

State of *Illinois* County of *Cook* 55