

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

87667492

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE WITNESSETH That REYNALDO TORRES AND OLIVIA TORRES

DEPT-01 RECORDING \$12.00
T#4444 TRM 1648 12/21/87 09:37:00
#2210 # D #-87-667492
COOK COUNTY RECORDER

(hereinafter called the Grantor), of 11305 S. ST. LAWRENCE CHICAGO IL
(No. and Street) (City) (State)
for and in consideration of the sum of ELEVEN THOUSAND ONE HUNDRED EIGHTY-TWO AND 80/100 (\$11,182.80)----- Dollars

in hand paid, CONVEY AND WARRANT to MADISON BANK & TRUST CO. CHICAGO IL
of (No. and Street) (City) (State)

Above Space For Recorder's Use Only

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:

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 25-22-220-CO2 BAO
Address(es) of premises: 11305 S. ST. LAWRENCE, CHICAGO, IL

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor is justly indebted upon a principal promissory note bearing even date herewith, payable

60 MONTHLY INSTALLMENTS OF \$186.38 UNTIL PAID IN FULL.

-87-667492

87667492

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, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the 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 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 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 of _____ percent 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 _____ 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 documents, 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 on said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, when a 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 cost 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: REYNALDO TORRES AND OLIVIA TORRES

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 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 S and seal S of the Grantor this 30TH day of SEPTEMBER, 1987.

Please print or type name(s) below signature(s)

Reynaldo Torres (SEAL)
REYNALDO TORRES

Olivia Torres (SEAL)
OLIVIA TORRES

This instrument was prepared by J. LUKSIK 4143 W. LAWRENCE, CHICAGO, IL 60630 (NAME AND ADDRESS)

#12.00

UNOFFICIAL COPY

STATE OF Ill }
COUNTY OF Cook } ss.

I, Edward S Kean, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Reynaldo Torres and Olivia Torres

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 a 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 Sept day of 30, 1987.

(Impress Seal Here)

Edward S Kean
Notary Public

Commission Expires June 19, 1989

Legal Description: Lot 60 in Block 12 in the Original Town of Pullman, being a Subdivision of part of the Northeast 1/4 of Section 27, Township 37 North, Range 14, East of the Third Principal Meridian, North of the Indian Boundary Line and East of the Easterly line of the Right-of-Way of the Illinois Central Railroad in Cook County, Illinois.

87667492

BOX No. 131

SECOND MORTGAGE
Trust Deed

Reynaldo & Olivia Torres

TO

GEORGE E. COLE,
LEGAL FORMS