

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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97062807

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THIS INDENTURE WITNESSETH, That Refugio Fraga and Theresa Fraga his wife

(hereinafter called the Grantor), of 1029 W Cullerton Chicago, Illinois

for and in consideration of the sum of Twenty One Thousand Two Hundred Eighty Nine & 61/100 Dollars

in hand paid CONVEY S. AND WARRANT S. to Austin Bank of Chicago of 5645 W Lake St., Chicago, Illinois

87062807

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: Lot 12, In R. H. Baker's 2nd Subdivision of Block 19 in Walsh and McMullen's Subdivision of the South 3/4 of the South East 1/4 of Section 20, Township 39 North, Range 14 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.

17-20-431-004

Permanent Real Estate Index Number:

Address(es) of premises: 1029 W Cullerton

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon one principal promissory note bearing even date herewith, payable in 83 installments of \$370.15 each and a final installment of \$370.15 beginning on March 2, 1987 and continuing on the same day of each successive month thereafter until fully paid. All payments shall be first applied to the unpaid service charge, if any, then to accrued interest to date of actual payment with the remainder applied to the unpaid balance of principal. The amount of the final installment will be adjusted to reflect actual interest earned as a result of early or late payment of any installments.

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) 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 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 at 11.50 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 11.50 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or by 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 Cook County of the grantee, or of his resignation, refusal or failure to act, then

IN THE EVENT of the death or removal from said Chicago Title and Trust Company 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 24th day of January, 19 87

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

Refugio Fraga (SEAL)
Theresa Fraga (SEAL)

This instrument was prepared by William F Davis, 5645 W Lake St., Chicago, Illinois 60644
(NAME AND ADDRESS)

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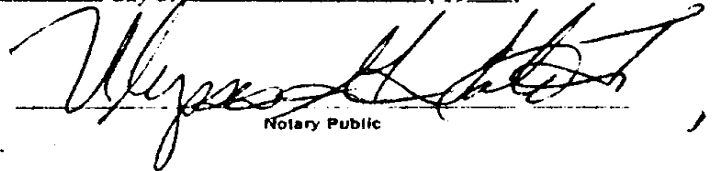
STATE OF Illinois
COUNTY OF Cook } ss.

I, Ulysses G Tate, Jr, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Refugio Fraga & Theresa Fraga his wife

personally known to me to be the same person^s whose name^s 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 official seal this 24th day of January, 19 87

(Impress Seal Here)


Notary Public

My Commission Expires Sept, 23, 1988

Commission Expires

DEPT-91 RECORDING \$11.25
TRACES TRAN 065 02/02/87 10 15 00
#0116 #A *87-062807
COOK COUNTY RECORDER

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BOX No.

SECOND MORTGAGE

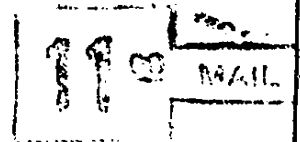
Trust Deed

Refugio Fraga
Tjeresa Fraga his wife
1029 W Cullerton
Chicago, Illinois 60608

TO
Austin Bank of Chicago
5645 W Lake St
Chicago, Illinois 60644



87062807



GEORGE E. COLE
LEGAL FORMS