

87275988

86-30008

This Indenture, WITNESSETH, That the Grantor S Pascual Miranda and Diane J. Miranda

of the city of Chicago County of Cook and State of Illinois for and in consideration of the sum of Twenty one thousand eight hundred twenty five & 72/100 Dollars in hand paid, CONVEY AND WARRANT to DENNIS S KANARA, 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: The N. 1/2 of Lot 53 & all of Lot 54 in Block 11 in the Subdivision of the South 921 Feet of Block 6 lying West of and adjoining Block 18 all in Grant Land Association Resubdivision of Section 21, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1909 S Central P.I.N. - 10-21304-007 addm

THIS IS A JUNIOR MORTGAGE

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's Pascual Miranda and Diane J. Miranda justly indebted upon one retail installment contract bearing even date herewith, providing for 84 installments of principal and interest in the amount of \$ 254.83 each until paid in full, payable to

External Planning assigned to Lakewood Bank

THE GRANTOR covenant and agree as follows: 1. To pay said indebtedness, and the interest thereon, and in said notes provided, or according to any agreement extending time of payment. 2. To pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts thereof. 3. Within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that 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 the same attached as a condition to the first Trustee of Mortgage, 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 encumbrances, and the interest thereon, at the time or times when the same shall become due and payable. In the EVENT of failure to so insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, the trustee 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 encumbrances 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 to express terms. It is AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of compliance in connection with the foregoing, including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, or the recording hereof, or decree as shall be paid by the grantor, and the expenses and disbursements, incurred by any suit or proceeding wherein the grantor 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 at additional lien upon said premises, shall be paid, if 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 a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, the said grantor, and 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 grantor, 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 grantor or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand, Sand seal, of the grantor S, this 3rd day of March, A. D. 19 87 X Pascual Miranda SEAL X Diane J. Miranda SEAL

UNOFFICIAL COPY

Box No. 140

Trust Deed

Maureen A. Perry Nevada
1909 S. Central
Cicero Ill 60610

TO

BRUNNIS S. KANARA, Trustee
Delella's Bank
801 N. Dearborn
Chicago, Illinois

THIS INSTRUMENT WAS PREPARED BY:

Edward Hammer
7401 N. Milwaukee
Chicago, Illinois
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, ILL 60657
312/525-2180

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2009

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00
T8444 TRAN 1815 45/22/87 15:26:00
#0775 # D * 07-278988
COOK COUNTY RECORDER

State of Illinois }
County of Cook }
I, *Maureen A. Perry*
a Notary Public in and for said County, in the State aforesaid, do hereby certify that *Maureen A. Perry Nevada*
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 signed, sealed and delivered the said instrument
as 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 *1st* day of *March* A. D. 19*87*
Maureen A. Perry
Notary Public