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This Indenture, WITNESSETH, That the Grantors EDWIN O. BAEZ AND BELINDA E. BAEZ, HIS WIFE

of the CITY of CHICAGO County of COOK and State of ILLINOIS for and in consideration of the sum of \$3600.00 (THREE THOUSAND SIX HUNDRED AND 00/100 - Dollars)

in hand paid, CONVEY AND WARRANT to NEW LINCOLN HOME IMPROVEMENT CO. 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 everything 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 16 IN BLOCK 6 IN MILLS AND SONS SUBDIVISION OF BLOCKS 1, 2, 7, AND 8 IN RESUBDIVISION OF BLOCKS 1 AND 2 IN THE FOSTER SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1112 N. PULASKI - CHICAGO, ILLINOIS 60651

88159721

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 Grantors EDWIN O. BAEZ AND BELINDA E. BAEZ, HIS WIFE

justly indebted upon THEIR principal promissory note bearing even date herewith, payable IN 36 (THIRTY SIX) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS OF \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) EACH, BEGINNING OCTOBER 15, 1988.

THE GRANTORS covenant and agree, as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 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 policies attached payable to the first Trustee or Mortgagee, and, second to the Trustee herein as to all 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 file 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 seven per cent. per annum, shall be so much additional indebtedness as is due 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 the 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 solicitor's fees, outlays for document, or evidence, stenographer's charges, costs of preparing 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, or assessed on any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as 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 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 grantee, and for the holder hereof, administrator and assigns of said grantor, waive all rights to the possession of, and income from, said premises pending such foreclosure proceedings, and agree to consent 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 any party claiming under said grantor, appoint a receiver to take possession and 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 or her legal or failure trust, then LAWRENCE W. KERRUB of said County is hereby appointed to be the first successor in the trust, and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Receiver of Deeds of said County is hereby appointed to be and his 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 grantors this 19th day of JUNE, A. D. 1988

Edwin O. Baez (SEAL) Belinda E. Baez (SEAL)

PERMANENT INDEX NUMBER V542-16-03-407-036

THIS DOCUMENT PREPARED BY LAWRENCE W. KERRUB A. KERRUB-5865 N. LINCOLN AVE. - CHICAGO, ILLINOIS 60659

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Box No. _____

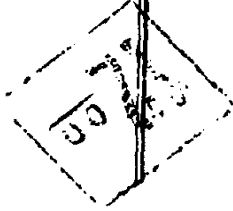
SECOND MORTGAGE

Trust Deed

EDWIN O. BAEZ AND

DELINDA E. BAEZ, HIS WIFE
TO

NEW LINCOLN HOME IMPROVEMENT CO.
5865 N. Lincoln Ave.
Chicago, Illinois 60659



88459721

W. J. [Signature]

DEPT-01 RECORDING \$12.00
1#2222 TRAN 0872 10/05/88 16:45:00
#8666 # B *-88-459721
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

State of Illinois
County of Cook

I, Nanci A. Korvub

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

EDWIN O. BAEZ AND DELINDA E. BAEZ, HIS WIFE

personally known to me to be the same persons whose names 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 Notarial Seal, this

day of JUNE, A. D. 1988

Nanci A. Korvub

Notary Public