

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantors JOSE MARTINEZ AND MARIA MARTINEZ, HIS WIFE

of the CITY of CHICAGO County of COOK and State of ILLINOIS for and in consideration of the sum of \$56.00 (FIVE 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 13 IN BLOCK 10 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
2139 W. CORTLAND - CHICAGO, ILLINOIS 60647

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 JOSE MARTINEZ AND MARIA MARTINEZ, HIS WIFE justly indebted upon THEIR principal promissory note bearing even date herewith, payable IN 20 (TWENTY) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS OF \$280.00 (TWO HUNDRED EIGHTY AND 00/100) DOLLARS EACH, BEGINNING OCTOBER 15, 1988.

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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, assessments 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 covenants 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 less claims attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as to the interest may appear, which policies shall be let 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 discharge or purchase any tax lien or to effecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantors... 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... and therefor. 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 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 grantors... 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 documentary evidence, stenographer's charges, cost of preparing or completing abstracts, covering the whole title of said premises embracing foreclosure decree— shall be paid by the grantors... 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 grantors... 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 annulled, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantors... 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 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... County of the grantee, or of his refusal or failure to act, then LAWRENCE W. KORRUB 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 first be the acting Receiver 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 hands and seals, of the grantors this 21ST day of NOVEMBER, A. D. 19 87

Jose Martinez (SEAL)
Maria Martinez (SEAL)

_____ (SEAL)

PERMANENT INDEX NUMBER V533-14-31-314-015 P40

THIS DOCUMENT PREPARED BY: RAYMOND A. KORRUB - 5865 N. LINCOLN AVE. - CHICAGO, ILLINOIS 60659

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Box No. _____

SECOND MORTGAGE

Trust Deed

JOSE MARTINEZ AND

MARIA MARTINEZ, HIS WIFE

TO

NEW LINCOLN HOME IMPROVEMENT CO.

5865 N. Lincoln Ave.

Chicago, Illinois 60659

Property of Cook County Clerk's Office

W. J. [Signature]

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DEPT-01 RECORDING \$12.00
TRAM 2204 02/17/88 13:54:00
#496 # A # - 05 - 0474425
COOK COUNTY RECORDER

I, HELENE S. KORUB, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JOSE MARTINEZ AND MARIA MARTINEZ, 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
21ST day of NOVEMBER, A. D. 1987
Helene S. Korub
Notary Public

State of Illinois }
County of Cook }
RS.