

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

89159916

This Indenture, WITNESSETH, That the Grantor S..... JUAN AYALA AND.....
LILIA AYALA, HIS WIFE

of the City..... of Chicago... County of..... Cook..... and State of..... Illinois
for and in consideration of the sum of SEVENTY-EIGHT HUNDRED AND NO/100..... Dollars
in hand paid, CONVEY AND WARRANT to ROBERT E. NOWICKI, 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 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 19 in Block 63 in Subdivision of Section 19, Township 39
North, Range 14, East of the Third Principal Meridian
in Cook County, Illinois.

P.I.N. 17-19-424-006

PROP. ADDRESS: 1747 W. 21st Street, Chicago, Illinois

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 JUAN AYALA AND LILIA AYALA, HIS WIFE
justly indebted upon their one retail installment contract bearing even date herewith, providing for 60
installments of principal and interest in the amount of \$ 17.47 each until paid in full, ~~XXXXXX~~
which Retail Installment Contract has been assigned by
Art Craft Aluminum to LA SALLE NORTHWEST NATIONAL BANK

THE GRANTOR... 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 on the 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 on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in comparison 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 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 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... 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 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 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 foregoing hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts 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 paid 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... for said grantor... or the heirs, executors, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceeding, 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 grantee, or of his refusal or failure to act, then

Dennis Tonge 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, then the holder of the note is hereby empowered to appoint a new successor in trust through a resolution of the board. 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 grantor... this 17th day of October... A. D. 19 88

Juan Ayala (SEAL)
Lilia Ayala (SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

Box No. 246.....

SECOND MORTGAGE

Trust deed

JUAN AYALA AND.....

LILIA AYALA, HIS WIFE.....

TO

ROBERT E. NOWICKI, Trustee

THIS INSTRUMENT WAS PREPARED BY:

DENNIS TORGE

LaSalle Northmont National Bank
4747 West Irving Park Road
Chicago, Illinois 60641
(312) 777-7700

89159916

DEPT-01 \$12.00
T#1111 TRAN 9778 04/12/89 10:02:00
#0410 # A * -89-159914
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

91665168

OFFICIAL SEAL
EDWARD R. FORLLO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 30, 1992

Notary Public:

Edward R. Forllo

day of October, A. D. 19 88.

17th

personally known to me to be the same person, whose name _____
instrument, appeared before me this day in person, and acknowledged that he X signed, sealed and delivered the said instrument
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, *Edward R. Forllo*
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Edward R. Forllo
and Lilia Ayala

State of Illinois }
County of Cook }
5th