

UNOFFICIAL COPY

90519013 133-51197

This Indenture, WITNESSETH, That the Grantor **Dionisio Perez and Teresa Perez**

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of **Seven Thousand Thirteen and 16/100** Dollars

in hand paid, CONVEY AND WARRANT to **R.D. McELYNN, 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:

Lot 35 in Block 8 in Grant and Keeney's addition to Pennock, a Subdivision of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.R.E.I. 12-35-124-010

Property Address: 2029 N. Avers, Chicago

PROPERTY RECORDING
CHICAGO COUNTY CLERK
90519013

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 **Dionisio Perez and Teresa Perez**

justly indebted upon **one real estate installment contract bearing even date herewith, providing for 36** installments of principal and interest in the amount of \$ **194.81** each until paid in full, payable to

Chicago Heating Services, Inc. and assigned to Pioneer Bank & Trust Company

The GRANTEE 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 said premises, and on demand to exhibit receipts therefor. 3. Within sixty days after destruction or damage to rebuild or rest or 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 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 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 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 unpaid 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. If as Agent by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the enforcement hereof, including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosure decree shall be paid by the grantor, and the like expenses and disbursements, as assigned 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 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 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 **Cook** County of the grantee or of his refusal or failure to act, then **Joan J. Behrendt** of said County is hereby appointed to be first successor in this trust, and if for any like cause, and 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.

90519013

Witness the hand and seal of the grantors this **24th** day of **September** A. D. 19 **90**

X Dionisio Perez (SEAL)
X Teresa Perez (SEAL)
(SEAL)
(SEAL)

133-51197
190X22

UNOFFICIAL COPY

Box No.

SECOND MORTGAGE

Trust deed

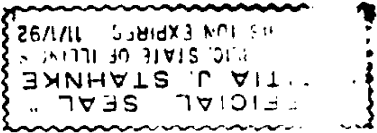
R.D. McGLYNN, Trustee

TO

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company
4000 W. North Ave.
Chicago, Illinois 60639

Property of Cook County Clerk's Office



Notary Public

Tia J. Stahnke

Given under my hand and Notarial Seal, this 24th day of September, A.D. 19 90

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dionisio Perez and Teresa Perez personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument in full, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dionisio Perez and Teresa Perez

State of Illinois }
County of Cook } 155.

35027206