

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor DELORES NELSON

90094366

of the CITY of CHICAGO County of COOK and State of ILLINOIS
 for and in consideration of the sum of \$5500.00 (FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars)
 in hand paid, CONVEYS AND WARRANTS 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 ap-
 paratus 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:

THE SOUTH 20 FEET OF LOT 38 AND THE NORTH TEN FEET OF
LOT 37 IN BLOCK 27 IN GARFIELD, A SUBDIVISION OF THE
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE
13 (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75
FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET
THEREOF), LYING EAST OF THE THIRD PRINCIPAL MERIDIAN
IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:

1638 N. KARLOV - CHICAGO, ILLINOIS 60639

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 DELORES NELSON

justly indebted upon HER principal promissory note bearing even date herewith, payable
IN 55 (FIFTY FIVE) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS
OF \$100.00 (ONE HUNDRED AND 00/100) DOLLARS EACH, BEGINNING
JUNE 5, 1990, WITH THE RIGHT TO PRE-PAY BALANCE IN
FULL OR PARTIAL PAYMENTS WITHOUT PENALTY

90094366

141111 IRAN 02/28/90 141111
 141111 + 0 - 90-094366
 COOK COUNTY RECORDER

THE GRANTOR covenants and agrees 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 after the first day of June in each year, all taxes and assessments against said premises
 and to demand to exempt therefrom; (3) within sixty days after destruction or damage to, shall for restore, rebuild, repair, improve, or replace 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 grantor 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 the first mortgage
 may appear, which policies shall be lost and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior indebtedness,
 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 first mortgagee or the interest thereon, and in the event the grantor or the holder
 of said indebtedness may procure such insurance, or pay such taxes or assessments, at discharge or purchase any tax lien or title lien on said premises, or pay
 all prior indebtedness and the interest thereon from time to time, and all money to pay 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 secured by additional indebtedness as hereby
 provided. IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned or unpaid
 interest, shall at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the date of such demand, 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 were then matured by
 express terms.

IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of a complainant in connection with the foreclosure, sale,
 of including reasonable solicitor's fees, out-of-pocket for documentary evidence, stenographer's charges, cost of producing or completing a transcript, and the whole
 title of said premises embracing foreclosing, shall be paid by the grantor, and the like expenses and disbursements, or named in any suit or pro-
 ceeding 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 on fees, costs
 and disbursements shall be an additional lien upon said premises, shall be taxed as such, 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, her heirs and grantor, and for the heirs, executors, administrators
 and assigns of said grantor, waive all right to the possession of, and income from, and premises pending such foreclosure proceedings, and agree that
 upon the filing of a writ to foreclose this Trust Deed, there will be no such bill in fact, may at any time 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
LAWRENCE W. KORRUB of said County is hereby appointed the first successor in this trust; and if for
 any like cause and 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 succeed
 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 and seal of the grantor this 3rd day of February A. D. 1990

DeLores Nelson (SEAL)

DeLores Nelson (SEAL)

(SEAL)

(SEAL)

130

PERMANENT INDEX NUMBER V 371-13-34-428-022

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

UNOFFICIAL COPY

Box No. _____

SECOND MORTGAGE

Trust Deed

DELORES NELSON

TO

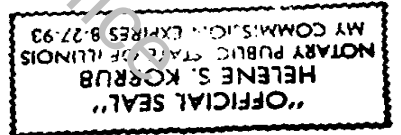
NEW LINCOLN HOME IMPROVEMENT CO.
5865 N. Lincoln Ave.
Chicago, Illinois 60659

Property of Cook County Clerk's Office

Wife

Carle

93060606



I, HELENE S. KORRUB, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
DELORES NELSON
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 she signed, sealed and
delivered the said instrument as HER 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 FEBRUARY, A. D. 1992
Helene S. Korrub
Notary Public.

State of Illinois }
County of Cook } ss.