

UNOFFICIAL COPY

20121805

32'-43947

of the City of Chicago County of Cook and State of Illinois

in hand paid, CONVEY AND WARRANT to E. D. McGLYNN, 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 27 in Mahan's Subdivision of Block 7 in the Circuit Court Commissioners Partition of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of the section 31, Township 36 North, Range 15 East of the Third Principal Meridian,

in Cook County, Illinois

P.B.E.L. #21-51-105-040

Property Address 1952 S. Marquette

DEPT-01 RECORDING

15.00

T#4494 TRNN 3569 03/14/90 14:26:00

#9132 # D * - 90 - 114807

COOK COUNTY RECORDER

Hereby releasing and waiving all rights under and by virtue of the home-stead exemption laws of the State of Illinois

15. Except as otherwise provided in the covenants and agreements herein, the parties agree that the performance of the covenants and agreements herein shall be subject to the following:

Witness: Inspector Warner Dancy and Philomena Dancy, his wife

14-00000-100000

one replacement contract bearing even date herewith, providing for 36

installments of principal and interest in the amount of \$ 66.07 each until paid in full, payable to

Trivic Remodelers, Inc. and assigned to Pioneer Bank & Trust Company.

The Guaranty Agreement shall agree as follows: To pay said indebtedness, and the interest thereon herein and in said notes provided, or according to my agreement extending to the payment of interest, to the first day of June in every year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor. If within sixty days after the expiration of the term herein provided a certificate of building or improvements on said premises that may have been destroyed or damaged, if that waste to said premises shall be re-constructed or suffered to keep the building now or at any time on said premises situated in compliance as selected by the grantor herein, who is hereby authorized to place such money in compensation excepted to the order of the first mortgagee under this deed, with loss clause attached, payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which monies shall be left and to remain with the said Mortgagee or Trustee until the indebtedness is fully paid, 6 to pay all past unpaid taxes, and the interest thereon, at the time and when the time shall become due and payable.

IN THE EVENT of default or non-payment by the grantor or guarantors, of the promissory notes or of the interest thereon, when due, the grantor or the holder of said indebtedness, may, without notice or payment of any sum, or without the intervention of any court, assign and convey, with full title guarantee and premises, to pay all said indebtedness and the interest thereon, then due or to become due, to the holder of said promissory notes, without demand, and the same with interest thereon from the date of payment at maturity and thereafter, until the full amount of said indebtedness is paid hereby.

Is no part of any such advance payment or other payment or agreement the amount and indebtedness, including principal and accrued interest shall, at the option of the lender, be subject to a non-refundable advance payment and with interest thereon, from time to time, at seven percent per annum, shall be recoverable by the lender, and shall be subject to the same interest and indebtedness and shall be subject to the same terms.

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Cook

County of the Grantee, or of his refusal or failure to act, then

Joan J. Behrman

And when the aforesaid documents are performed, the grantee of his successor in trust, shall release and premises to the party entitled, on receiving his

Witness the hand and seal of the grantor this 6th day of January, A.D. 1990

X Warner Dancy
X Philomena Dancy

SEAL

SEAL

SEAL.

(SEAL)

box 2 2

1204

UNOFFICIAL COPY

Box No.

SECOND MORTGAGE

Trust Deed

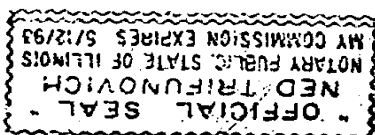
TO
R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

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

Property of Cook County Clerk's Office

021106



Notary Public

I, The Undersigned _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Warner Dancy and Phillomena Dancy
his wife
personally known to me to be the same persons whose names are _____
instrument appeared before me this day in person and acknowledged that the same were subscribed to the foregoing
as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
witness under my hand and Notarial Seal, this _____ 6th
day of January A.D. 1990