

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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90294375

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DEPT-01 RECORDING 113 00
TR#2222 TRAN 9652 06/21/90 10:07:00
#3203 # B * -90-294375
COOK COUNTY RECORDER

R DEPT-01 RECORDING 113 00
TR#2222 TRAN 9652 06/21/90 10:07:00
#3203 # B * -90-294375
COOK COUNTY RECORDER

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Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH That JOSE LUIS ESPINOZA
and CARMEN ESPINOZA, His Wife,

(hereinafter called the Grantor), of
2987 N. Albany Ave., Chicago, Il. 60618

for and in consideration of the sum of TEN
Dollars

in hand paid CONVEY AND WARRANT to
ABED HAMDAN
of 2 Sorrel Lane Lemont, Il. 60489

as Trustee, and to his successors in trust hereinafter named, the following described real estate, with the improvements thereon, including all heating, air conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of COOK and State of Illinois, to-wit:

Lots 2 and 4 in Block 8 in Story and Allen's Addition to Chicago in the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 12, East of the 3rd P. M. in Cook County, Illinois;

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s) 13-25-181-028 Vol. 528

Address(es) of premises: 2840-42 North Whipple St., Chicago, Il. 60618

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.
WITH REAS. The Grantor is justly indebted upon their principal promissory note bearing even date herewith, payable

In the principal sum of \$15,000.00 payable in installments of \$120.70 on the 15th day of July, 1990 and \$120.70 or more on the 15th day of each month thereafter with a final payment of the entire balance due, if not sooner paid, on the 15th day of July, 1992.

THIS IS A PART PURCHASE MONEY TRUST DEED

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due in each year all taxes 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 waste to said premises shall not be committed; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who shall be 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 the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment, a sum equal to the amount so paid, plus a sum equal to the amount of such interest 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 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 Nine 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 plaintiff in connection with the foreclosure hereof, including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or compiling abstract 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 taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether the date of sale shall have been entered or not, shall not be dismissed, nor released hereof given, until all such expenses and disbursements, and the cost of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor, gives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the 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.

The name of a record owner is: Jose Luis Espinoza and Carmen Espinoza
IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then

Soud Hamdan 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 then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all of 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.

This trust deed is subject to prior encumbrances of record

Witness the hand and seal of the Grantor this 15th day of June, 1990

Jose Luis Espinoza (SEAL)
Carmen Espinoza (SEAL)

Please print or type name(s) below signature(s)

This instrument was prepared by William H. Powell, 5479 Milwaukee Ave., Chicago, Il. 60630
(NAME AND ADDRESS)

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STATE OF ILLINOIS

COUNTY OF COOK

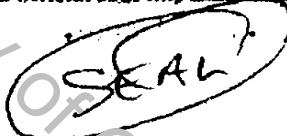
SS.

I, RAMON N. FLORES, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSE LUIS ESPINOZA and CARMEN ESPINOZA,
His Wife,

personally known to me to be the same person whose name are 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 official seal this 15th day of June, 19 90.

(Impress Seal Here)



Ramon N. Flores
Notary Public

Commission Expires 6/14/94

PROPERTY OF COOK COUNTY CLERK'S OFFICE

90234375

BOX No. 802

SECOND MORTGAGE

Trust Deed

**JOSE LUIS ESPINOZA and
CARMEN ESPINOZA**

TO

ALMO HAYDEN

GEORGE E. COLE

LEGAL FORMS

BOX 802