

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor

SOCORRO PEDROZA

90385350

of the CITY of CHICAGO County of COOK and State of ILLINOIS
 for and in consideration of the sum of \$2086.⁵⁶ (Two Thousand Eighty Six and $\frac{56}{100}$ Dollars)
 in hand paid, CONVEYS AND WARRANTS to THE STA-GLAS COMPANY
 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 44 IN HYMAN AND PETERS' SUBDIVISION OF BLOCK 60
IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH,
RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN
IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
 2010 W 21ST PLACE - CHICAGO, ILLINOIS 60608

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, SOCORRO PEDROZA,

justly indebted upon HER principal promissory note bearing even date herewith, payable
 IN 12 (TWELVE) EQUAL CONSECUTIVE MONTHLY INSTALMENTS
 OF \$173.⁸⁸ (ONE HUNDRED SEVENTY THREE AND $\frac{88}{100}$)
 DOLLARS EACH, BEGINNING SEPTEMBER 20, 1990

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 the agreement, extending same payment; (2) to pay prior to the 1st day of June in each year all taxes, assessments, and other charges against said premises, and to demand, to which respects thereof: (3) within sixty days after destruction or damage to rebuild or repair all buildings or improvements thereon, which may have been destroyed or damaged; (4) that wants 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 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 title interests may appear, which policies shall be left and remain with the said Mortgagor 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 prior indebtedness, 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 indebtedness and the interest thereon from time to time; and all money so paid, the grantor, agrees to repay him, ~~him~~, ~~any~~, 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 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 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.

It is Agreed by the grantor, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable attorney's fees, outlays for documents, travel, stenographer's charges, cost of preparing or completing abstract showing the whole title of said premises, including a foreclosing decree, shall be paid by the grantor, and the like expenses and disbursements, as occasioned by all suit or proceeding wherein the grantor or his heirs, or holders 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 addition to unpaid principal, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether it be of law or equity, 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, 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 agrees, 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 of 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 Lawrence W. KORRUB, County of the grantee, or of his refusal or failure to act, then 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, 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 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

8th day of JUNE, A. D. 1990

SOCORRO PEDROZA

(SEAL)

(SEAL)

(SEAL)

(SEAL)

1300

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

UNOFFICIAL COPY

Trust Deed

SECOND MORTGAGE

Box No.

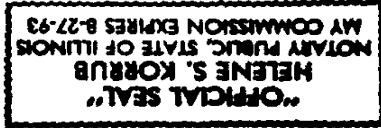
SOCORRO PEDROZA

To

THE STA-GLAS COMPANY
5865 LINCOLN AVENUE
CHICAGO, ILLINOIS 60659

90385950

Property of Cook County Clerk's Office



COOK COUNTY RECORDER
42231 + G # -90 - 385950
445555 TRAN 3059 09/08/90 15:37:00
DEPT-01 RECORDING
\$13.00

90385950

Notary Public
Date under my hand and Notarial Seal, this
day of JUNE, A.D. 1990

11.8

personally known to me to be the same person—whose name (S) subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that the same was signed, sealed and
delivered to the said instrument as He—free and voluntary act, for the uses and purposes herein
set forth, including the release and waiver of the right of homestead.

A Notary Public in and for said County, in the State aforesaid, the Notary certifying that
SOCORRO PEDROZA

State of Illinois
County of Cook
} ss.