

# UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantors JUAN VAZQUEZ AND  
GENOVEVA VAZQUEZ, HIS WIFE 92525315

of the CITY of CHICAGO County of COOK and State of ILLINOIS  
for and in consideration of the sum of \$6,477.76 (SIX THOUSAND SIX HUNDRED FORTY SEVEN AND 76/100 Dollars)  
in hand paid, CONVEY AND WARRANT 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  
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 16 IN BLOCK 12 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:  
1817 N. KEELER - 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 Grantors JUAN VAZQUEZ AND GENOVEVA VAZQUEZ, HIS WIFE  
justly indebted upon THEIR principal promissory note bearing even date herewith, payable

IN 36 (THIRTY SIX) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS OF  
\$184.66 (ONE HUNDRED EIGHTY FOUR AND 66/100 DOLLARS) EACH,  
BEGINNING OCTOBER 10, 1992.

92525315

THE GRANTOR S 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 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 or suffered; (5) to keep all buildings now or at any time up  
on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurances 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 S agree 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 as is hereby  
incurred.

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  
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.

It is Agreed by the grantor S that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-  
of including reasonable solicitor's fees, unless for documentary evidence, stenographer's charges, cost of procuring or completing a title showing the whole  
title of said premises embracing foreclosure decree shall be paid by the grantor S; and the like expenses and disbursements, occasioned by any suit or pro-  
ceeding 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 S. 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  
proceeding; which proceeding, whether a deed 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 S, for said grantor S, and for the heirs, executors, administrators  
and assigns of said grantor S, shall grant 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 S, or to any party  
claiming under said grantor S, 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 grantee, or of his refusal or failure to act, then

LAWRENCE W. KORRUB 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 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 hands and seal S of the grantor S this 29<sup>TH</sup> day of JUNE, A. D. 1992

Juan Vazquez (SEAL)  
Genoveva Vazquez (SEAL)  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

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PERMANENT INDEX NUMBER V371-13-34-412-016

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

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Box No. \_\_\_\_\_

SECOND MORTGAGE

# Trust Deed

JUAN VAZQUEZ AND

GENOVEVA VAZQUEZ, HIS WIFE

TO

NEW LINCOLN HOME IMPROVEMENT CO.

5865 N. LINCOLN AVENUE  
CHICAGO, ILLINOIS 60659

Property of Cook County Clerk's Office

*Will Call*

DEPT-01 RECORDING \$23.00  
1#8888 TRAM 0342 07/17/92 09:36:00  
#1405 ÷ E \* -92-525315  
COOK COUNTY RECORDER

**"OFFICIAL SEAL"**  
HELENE S. KORRUB  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8-27-93

Notary Public

*Helene S. Korrub*

day of JUNE, A. D. 1992

① Then under my hand and Notarial Seal, this  
set forth, including the release and waiver of the right of homestead,  
delivered the said instrument as THEIR free and voluntary act, for the use and purposes therein  
instrument, appeared before me this day in person, and acknowledged that They signed, sealed and  
personally known to me to be the same person, whose names 5 subscribed to the foregoing

JUAN VAZQUEZ AND GENOVEVA VAZQUEZ, HIS WIFE  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that

I, HELENE S. KORRUB

State of ILLINOIS }  
County of COOK } ss.

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