

UNOFFICIAL COPY

38-56698 CF

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This Indenture, WITNESSETH, That the Grantor **Salvador Soto & Migdalia T. Rivera-Soto**

of the City of Des Plaines, County of Cook, and State of Illinois

for and in consideration of the sum of Ten thousand nine hundred twenty one and 20/100 Dollars in hand paid, CONVEY AND WARRANT to R.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 Des Plaines, County of Cook, and State of Illinois, to-wit:
LOT FORTY (40) (EXCEPT THAT PART LYING SOUTHEASTERLY OF A LINE RUNNING FROM A POINT OF THE WESTERLY CORNER OF SAID LOT FORTY (40) A DISTANCE OF TWENTY (20) FEET NORTHWEST-ERLY OF THE SOUTHWESTERLY CORNER THEREOF TO A POINT ON THE EASTERLY LINE OF SAID LOT FORTY (40) A DISTANCE OF THIRTY-ONE AND FIVE TENTHS (31.5) FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT FORTY (40) AND SOUTHEASTERLY OF A LINE RUNNING FROM A POINT ON THE WESTERLY LINE OF SAID LOT FORTY (40) A DISTANCE OF TWENTY (20) FEET SOUTHEAST-ERLY OF THE NORTHWESTERLY CORNER THEREOF TO A POINT ON THE EASTERLY LINE OF SAID LOT FORTY (40) A DISTANCE OF TEN AND FIVE TENTHS (10.5) FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT FORTY (40) (41)
IN BLOCK ELEVEN (11) IN DES PLAINES VILLAS, A RESUBDIVISION OF CERTAIN LOTS AND BLOCKS IN HOMERICK VILLAS, SAID HOMERICK VILLAS, BEING A SUBDIVISION OF THE WEST HALF (1) OF THE NORTHWEST QUARTER (1) OF SECTION 20, (EXCEPT THE EASTERLY 503 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF), ALSO THE EAST HALF (1) OF THE NORTHEAST QUARTER (1) OF SECTION 14, (EXCEPT THE WEST 173 FEET THEREOF) ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE 1st PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.R.E.I. #29-20-107-062 DEPT-01 RECORDING \$21.00
T#3333 TRAN 2106 08/18/92 11:05:00
Property Address: 897 East Grant Dr., Des Plaines, IL 60018 \$3821.40 *92-611020
COOK COUNTY RECORDER

Hereby releasing and waiving all rights under and in 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 **Salvador Soto & Migdalia T. Rivera-Soto**

justly indebted upon 010 retail installment contract bearing even date herewith, providing for 60 installments of principal and interest in the amount of \$ 182.02 each until paid in full, payable to

Window Concepts Inc. and assigned to Florant Bank & Trust Company

DEPT-01 RECORDING \$2.00
T#3333 TRAN 2103 08/18/92 10:55:00
\$3810.40 *92-611020
COOK COUNTY RECORDER

The Grantors 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 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 the loss clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as their interests may appear, while 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 grantor 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 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 so much additional indebtedness 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 accrued 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 that all expenses and disbursements paid or incurred in behalf of complainant in connection with the execution hereof including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing 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 grantor 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 decree 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 for said grantor act for the heirs, executors, administrators and assigns of said grantor waives all right 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, or to any party claimant 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 grantee, or of his refusal or failure to act, then

David J. Patterson 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, then the holder of the note is hereby empowered to appoint a new successor in trust through a resolution of the board. 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 14th day of August, A. D. 1992

Migdalia T. Rivera-Soto (SEAL)
Salvador Soto (SEAL)
(SEAL)
(SEAL)

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UNOFFICIAL COPY

Form No.

22

SECOND MORTGAGE

Trust Deed

TO

R. D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

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

Property of Cook County Clerk's Office

I, James J. [Signature]
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that Middletown Business
Debt and Salvage Co
 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 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 Notarial Seal, this 14th day of April, A. D. 1992
 [Signature]
 Notary Public, State of Illinois
 My Commission Expires 3/31/96
 "OFFICIAL SEAL"

02073225

State of Illinois }
County of Cook } 55