

# UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor ANNA PASKEVSKA

92006258

of the CITY of CHICAGO County of COOK and State of ILLINOIS  
for and in consideration of the sum of \$3746.88 (THREE THOUSAND SEVEN HUNDRED FORTY SIX AND 88/100 Dollars)  
In hand paid, CONVEYS AND WARRANTS 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 4 IN BLOCK 5 IN CLYBURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:  
2940 N. LEAVITT - CHICAGO, ILLINOIS 60618

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 ANNA PASKEVSKA

justly indebted upon HER principal promissory note bearing even date herewith, payable IN 24 (TWENTY FOUR) EQUAL CONSECUTIVE MONTHLY INSTALMENTS OF \$156.12 (ONE HUNDRED FIFTY SIX AND 12/100 DOLLARS) EACH, BEGINNING AUGUST 31, 1992.

92006258

THE GRANTOR... covenant 5... and agree 5... as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending the term 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 a bank receipt 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 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 loss as a condition attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as the interests may appear, which policies shall be let 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 the all of the said items and 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 as 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 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 foreclosure proceedings, including reasonable solicitor's fees, costs of foreclosure by evidence, stenographer's charges, cost of procuring or completing abstracts, including the whole title of said premises, embracing foreclosure decrees, shall be paid by the grantor... and the like expenses and disbursements, occasioned by 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 at 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 disturbed, nor a release thereof 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 5... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree 5... 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... 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... County of the grantor, or of his refusal or failure to act, then LAWRENCE W. KERRUB 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 grantor or his successor in trust, shall release said premises to the party entitled, on receiving the reasonable charges.

Witness the hand and seal of the grantor, this 31ST day of AUGUST, A. D. 1991

ANNA PASKEVSKA (SEAL)

COOK COUNTY RECORDER (SEAL)

COOK COUNTY RECORDER (SEAL)

COOK COUNTY RECORDER (SEAL)

COOK COUNTY RECORDER (SEAL)

WILL CALL

2300 R

PERMANENT INDEX NUMBER V 491-14-30-114-039

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

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DEPT-1 RECORDING

UNOFFICIAL COPY

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

SECOND MORTGAGE

# Trust Deed

ANNA PASKEVSKA

TO

NEW LINCOLN HOME IMPROVEMENT CO.  
5555 N. LINCOLN AVENUE  
CHICAGO, ILLINOIS 60659

Property of \_\_\_\_\_  
Cook County Clerk's Office

9200026

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

Helene S. Korub  
Notary Public

When under my hand and Notarial Seal, this \_\_\_\_\_ day of August, D. 1991

set forth, including the release and waiver of the right of homestead, delivered the said instrument as HER free and voluntary act, for the uses and purposes therein personally known to me to be the same person whose name AS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and

ANNA PASKEVSKA

I, HELENE S. KORUB

State of Illinois }  
County of Cook } ss.

NOTARY