

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantors JOSE ROMAN ^{Age 48} LYDIA ROMAN, HIS WIFE 92373862

of the CITY of CHICAGO County of COOK and State of ILLINOIS
fee and in consideration of the sum of \$4475.⁵² (Four Thousand Four Hundred Seventy Five and $\frac{5}{10}$ 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 ap-
paratus 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 15 IN BLOCK 2 IN ELLSWORTH T. MARTIN'S SUBDIVISION
OF BLOCKS 1 AND 2 OF RE subdivision OF BLOCKS 5 AND
6 IN THE FOSTER SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE
SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH,
RANGE 13, LYING EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
814 N. KEYSTONE - CHICAGO, ILLINOIS 60651

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 JOSE ROMAN AND LYDIA ROMAN, HIS WIFE

jointly indebted unto THEIR principal promissory note bearing even date herewith, payable
IN 36 (THIRTY-SIX) EQUAL CONSECUTIVE MONTHLY INSTAMENTS
OF \$124.3² (ONE HUNDRED TWENTY FOUR AND $\frac{2}{10}$ DOLLARS)
EACH, BEGINNING SEPTEMBER 15, 1992

92373862

This Indenture, Covenants, and agrees, as follows: (1) To pay and discharge, and the instant, or as hereinafter provided, or
within ten days after the date of recording of this instrument, all taxes, assessments, or other charges or expenses, which may be levied or assessed against the property herein described, or against any part thereof, or against any improvements or personalty thereon, and to pay and discharge, and the instant, or as hereinafter provided, all taxes, assessments, or other charges or expenses, which may be levied or assessed against the grantors herein, who is hereby authorized to place each tax or assessment acceptable to the lender
in the name of the grantors, and to attach the same to the attached paper of record, to the first Trustee or Mortgagee, and, according to the Taxes herein, as the same appear, without process, or other notice, in the said Mortgagor or Trustee, and, the indebtedness so fully paid; (2) To pay all general insurance
and interest thereon, at the time and places where the same shall become due and payable;

In case of failure to timely pay taxes or assessments, or the interest thereon, then, the grantee, or the holder of the indebtedness, may procure such taxes or assessments, or discharge or pay such taxes or assessments, or discharge or pay such assessments, or interest thereon, and the grantor, or the holder of the indebtedness, and the interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness as hereby.

In case of a breach of one of the above and covenants or agreements, the whole of said indebtedness, including principal and accrued interest, at the option of the lender thereon, shall become immediately due and payable, and until interest thereon, the same of such rate as seven per cent, per annum, and to be recoverable by foreclosure thereof, or by suit at law, or such, the same as of all indebtedness, or otherwise maturing by express terms.

In the event of the death, removal or absence from and Cook County of the grantor, or of his refusal or failure to act, then
LAWRENCE W. KORRB, of and County is hereby appointed to be the first successor in this trust, and if for
any like cause and first successor fails or refuses to act, the person who shall then be the acting Successor 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 to receive his reasonable charge.

Witness the hands and seals of the grantors this 4th day of MARCH, A. D. 19⁹²

Lydia Roman (SEAL)
John J. Roman (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

COOK COUNTY RECORDING
DEPT-01 RECORDING
19888 TRAN 5269 OS/29/92 10:15:00
REC'D. 00 45806 # 92-373862

THIS DOCUMENT PREPARED BY: RAYMOND A. KORRB - 3865 N. LINCOLN AVE. - CHICAGO, ILLINOIS 60659

UNOFFICIAL COPY

SECOND MORTGAGE

Box No.

Trust Deed

THE ROMANCE

Lydia Roman MS wife
to

NEW LINCOLN HOME IMPROVEMENT CO.
3865 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60659

D.C.M

RECEIVED BY PERSON TO WHOM IT WAS SO MADE OR WHO MADE IT
RECORDED BECAUSE THE SAME IS PROOF OF THE FACT STATED THEREIN
THAT IT WAS MADE OR RECEIVED ON THE DAY IT IS PROVEN, AND FOR THE PURPOSES
STATED IN THE STATEMENT OR DECLARATION, THAT IT WAS MADE OR RECEIVED,
FOR THE PURPOSES OF THE LAWS OF THIS STATE, WHICH STATEMENT OR DECLARATION
SHALL NOT BE USED AS EVIDENCE OF THE TRUTH OF THE STATEMENT
OR DECLARATION, EXCEPT AS PROVIDED IN THE LAWS OF THIS STATE.
A.D. 1992

George Formal AND Lydia ROMAN, HIS WIFE
• Recently Public in and out and Coming, In the State of mind, The People Every Day.

Counts of
COOK
LULU LUS