

UNOFFICIAL COPY
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This Indenture, WITNESSETH, that the Grantors HUOC LE AND HONG T. NGUYEN,
HIS WIFE.

of the CITY of CHICAGO County of COOK and State of ILLINOIS
for and in consideration of the sum of \$16,000.00 (SIXTEEN THOUSAND AND 00/100 Dollars)
in hand paid, CONVEY AND WARRANT, in NEW LINCOLN HOME IMPROVEMENT CO.,
of the CITY of CHICAGO County of COOK and State of ILLINOIS
and to his successors in trust hereafter 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 9 IN BLOCK 46 IN NORTHWESTERN LAND
ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH,
RANGE 13, (EXCEPT THE RIGHT OF WAY OF THE
NORTHWESTERN ELEVATED RAILROAD), LYING EAST OF
THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS:
3095 W. EASTWOOD - CHICAGO, ILLINOIS 60625

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 HUOC LE AND HONG T. NGUYEN, HIS WIFE

justly indebted upon principal promissory note bearing even date herewith, payable
IN 48 (FORTY EIGHT) EQUAL CONSECUTIVE MONTHLY INSTALMENTS
OF \$333.33 (THREE HUNDRED THIRTY THREE AND 33/100 DOLLARS) EACH,
BEGINNING NOVEMBER 15, 1993.

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 said 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 compensation 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 clause attached payable to the first Trustee or Mortgagor, and, second, to the Trustee herein as their interests may appear, which policies shall be issued and maintained until the said Mortgagor's Title to said premises 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. 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 no much additional indebtedness to either 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 S. that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's 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 S., and that all expenses and disbursements occurring in the preparation of the same shall also be paid by the grantor S., all such expenses and disbursements shall be an additional debt due and owing, and such amount shall also be paid by the grantor S. to the holder of the aforesaid indebtedness, which proceeding, whether the decree of sale shall have been entered or not, shall not be diminished, 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. 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 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 set, 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 charge.

Witness the hand S and seal S of the grantor S this 19th day of MAY, A. D. 1993

✓ (L.M.N.) J.19.93 (SEAL)
✓ Worrell 5/19/93 (SEAL)
_____(SEAL)
_____(SEAL)

9359946

23rd
23rd

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

Box No. _____

SECOND MORTGAGE

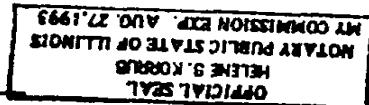
Trust Deed

HUOC LE AND
THONG T. NGUYEN, HIS WIFE
TO

NEW LINCOLN HOME IMPROVEMENT CO.
5855 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60659

DEPT-01 RECORDING \$23.00
T#2222 TRAN 4061 07/30/93 10:50:00
#6216 *-93-595946
COOK COUNTY RECORDER

93595946



day of MAY A.D. 1993
I, Notary Public in and for said County, do
hereby under my hand and Notarial Seal, this
set forth, including the release and waiver of the right of homestead,
deliverred the said instrument as 1974, free and voluntary act, for the uses and purposes herein
instrument, appeared before me this day in person, and acknowledged that he has signed, sealed and
subscribed to the foregoing

Personally known to me to be the same person whose name is _____
Notary Public in and for said County, in the State of Illinois, do hereby certify that

I, HELENE S. KORRUE

State of Illinois
County of Cook
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