

**UNOFFICIAL COPY**

TRUST DEED - SECOND MORTGAGE FROM DR. JAMES

ALCO

## 8. - *Geography*

This Indenture, WITNESSETH, That the Grantor, Reyn B. Monroy and Modesta Monroy, his wife, (D)

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of Ten Thousand Two Hundred Thirty Eight and 40/100 Dollars in hand paid CONVEY AND WARRANT, to R. D. MOGLYN, Trustee,

of the City of Chicago, County of Cook, and State of Illinois,  
and to his successors in trust hereinbefore 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 appertaining thereto, together with all rents, issues and profits of said premises, situated

County of Cook, State of Illinois, to wit:

Lot 42 and S 1/2 of Lot 43, In Block 13, In Chicago Land Investment Company's Subdivision, In the NE 1/4 of Section 39, Township 40 North, Range 13, East of the Third Principal Meridian, In Cook County, Illinois.

P.R.E.L.C. 13-219-003

Addressing: 2143 N. La Vergne Ave., Chicago

93783106

By this, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

Winn v. The Grunters, Reyer B. Monroe and Modesta Monroe, his wife (D) .....  
privy indebted upon ..... ONE retail installment contract bearing even date herewith, providing for 60  
installments of principal and interest in the amount of \$170.64 each until paid in full, payable to  
Quality Remodeling, Inc., and assigned to Pionoor Bank & Trust Company .....

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The Lender, covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, at 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, 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; (3) that waste to said premises shall not be committed or suffered; (4) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached; (5) 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 Mortgagor or Trustee until his indebtedness is fully paid; (6) to pay all costs in repossessing, and the interest thereon, of the same, within the same time as above mentioned.

In the Event of failure so to insure, or pay taxes or assessments, or the prior incumbencies 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, rent or liability affecting said premises, or any all prior incumbencies and the interest thereon from time to time, and all money so expended, the assignor, agrees, to pay immediately without demand, and the joint with its agent, attorney, from the date of payment, at

thereon, from time to time, and all money so paid by the grantor, agree to repay immediately without demand, and the same with interest accrued from the date of payment at seven percent per annum.

In the event of a breach of any of the above-outlined covenants or agreements by 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 percent 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.

From time of the death, removal or absence from said County of the grantee, or of his refusal or failure to act, then David E. J. Patterson of said County is hereby appointed to be first successor in this trust, and it for any like cause, and first successor failing 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 grantee 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 15th day of July A.D. 19 93

Reyes B. Obanno

Reyes B. Monroy

X. modest. memory

Modesta Monroe.

W.D. 19 93

(SEA II)

. . . . . (SEAL)

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D)

Box 22

# UNOFFICIAL COPY

SECOND MORTGAGE

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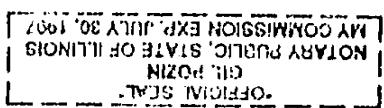
Box No. ....

TO .....

R. D. McGLYNN, Trustee .....

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company  
4000 N. North Ave.  
Chicago, Illinois 60639



Notary Public

day of July A.D. 19 93

Subscribed under my hand and Notarized Seal, this 15th

day of July, 1993, for the uses and purposes herein set forth, including the release and waiver of the right of homestead, in consideration, upon and before me this day in person, and acknowledged that, the X signed, sealed and delivered the said instrument.

Personally known to me to be the name per se, whose name is, A.R.E., and delivered to the foregoing

Notary Public in and for said County, in the State aforesaid, Do hereby certify that R.E.Y.E.A., R.E., MORTGAGOR, and, MORTGAGEE,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do hereby certify that R.E.Y.E.A., R.E., MORTGAGOR, and, MORTGAGEE,

County of Cook  
State of Illinois  
} \$55.