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This Indenture, WITNESSETH, That the Grantors: DONALD WALLACE AND MAGGIE WALLACE, HIS WIFE

of the CITY of CHICAGO County of COOK and State of ILLINOIS for and in consideration of the sum of \$563.76 (FIVE THOUSAND SIX HUNDRED THIRTY NINE AND 76/100 - 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 apparatus and fixtures, and everything appertenant 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 201 IN DICKEY'S SECOND ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 857 N. DRAKE - 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 DONALD WALLACE AND MAGGIE WALLACE, HIS WIFE

justly indebted upon THEIR principal promissory note—bearing even date herewith, payable in 36 (THIRTY SIX) EQUAL CONSECUTIVE MONTHLY INSTALLMENTS OF \$156.66 (ONE HUNDRED FIFTY SIX AND 66/100 DOLLARS) EACH, BEGINNING AUGUST 24, 1993.

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THE GRANTOR S covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note 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 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 the premises insured in compliance 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 cause attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as if the interest may appear, which 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 discharge or payback any tax lien or title against said premises or pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor S, agree to repay the same 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 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 abstracts covering the whole title of said premises embracing foreclosure decree, shall be paid by the grantor S; and the like expenses and disbursements, incidental to any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor S. 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 discontinued, 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 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 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 grantor, or of his refusal or failure to act, 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 grantor or his successor in trust, shall release said premises; the party entitled, on receiving his reasonable charges.

Witness the hand S and seal S of the grantor S this 20th day of FEBRUARY, A. D. 1993

Donald Wallace (SEAL) Maggie Wallace (SEAL)

PERMANENT INDEX NUMBER V540-16-02-420-001

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

Handwritten signature or initials.

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

SECOND MORTGAGE

Trust Deed

ARNOLD WALLACE AND

MAGGIE WALLACE, HIS WIFE

TO

NEW LINCOLN HOME IMPROVEMENT CO.  
5865 N. LINCOLN AVENUE  
CHICAGO, ILLINOIS 60659

26328286

Property of Cook County Clerk's Office

*[Handwritten signature]*

DEPT-51 RECORDS  
\$22.00  
COUNTY RECORDER  
93631 4 \*-- 93-28286  
COOK COUNTY RECORDER

OFFICIAL SEAL  
HELENE S. KORUB  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES AUG. 27, 1973

26328286

Notary Public

*Heleene S. Korub*

day of FEBRUARY, A. D. 1973

When under my hand and Notarial Seal, this

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

HIS WIFE

ARNOLD WALLACE AND MAGGIE WALLACE,

HELENE S. KORUB

State of Illinois }  
County of Cook }