

UNOFFICIAL COPY

This Indenture, witnesseth, That the Grantor FRANK L. BULEJE

of the CITY of CHICAGO County of COOK and State of ILLINOIS
 for and in consideration of the sum of \$2607.⁸⁴ (TWO THOUSAND SIX HUNDRED SEVEN AND $\frac{84}{100}$ 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 2 IN WETHERBEE AND GREGORY'S SUBDIVISION OF THE
 NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 (EXCEPT THE
 EAST 100 FEET OF SAID TRACT), LYING EAST OF THE THIRD
 PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

2611 W. DIVISION - CHICAGO, ILLINOIS 60622

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, FRANK L. BULEJE

justly indebted upon HIS principal promissory note bearing even date herewith, payable
 IN 24 (TWENTY FOUR) EQUAL CONSECUTIVE MONTHLY INSTALMENTS
 OF \$108.66 (ONE HUNDRED EIGHT AND $\frac{66}{100}$ DOLLARS) EACH,
 BEGINNING APRIL 1, 1992.

94563121

THE GRANTOR, covenant 5, and agrees, 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 all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste in 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 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 payable first, to the first Trustee or Mortgagor, and, second, to the Trustee herein as it's interests may appear, which policies shall be left and remain with the said Mortgagors or Trustees 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 of the grantee or the holder of the first mortgage to pay such taxes or assessments or disbursements or to purchase any tax lien or like offset of said premises or pay all prior indebtedness and the interest thereon from time to time; and all money so paid, the grantor, agrees to repay immediately without demand, and the same plus 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, 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 showing the whole title of said premises embracing foreclosure decree, shall be paid by the grantor, and the like expenses and disbursements occasioned by 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. All such expenses and disbursements shall be an additional item 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 diminished, nor a reduction 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 all right to the possession of, and interest from, all proceedings pending appeal, rejudgment, remand, and otherwise, 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 claimant under said grantor, 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 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 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

1ST day of APRIL, A. D. 1994

✓ 1st street june 1994 (SEAL)

(SEAL)

(SEAL)

(SEAL)

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SECOND MORTGAGE

Trust Deed

FRANCK BULEJE

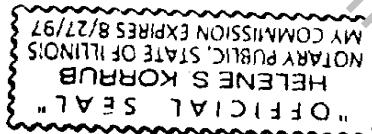
TO

NEW LINCOLN HOME IMPROVEMENT CO.
5005 N. LINDBORG AVENUE
CHICAGO, ILLINOIS 60659

DEPT-91 RECORDING \$23.00

#4555 TRAN 0455 06/28/94 10:11:00
#350 CL # 94-563121
COOK COUNTY RECORDER

94563121



Day of APRIL, 1994

Year made my hand and Notarized this
day of April, 1994
15th
I, HELENE S KORRUB, Notary Public
do hereby acknowledge the release and waiver of the right of homestead
set forth, reciting the reasons and waiver of the right of homestead
delivered this and instrument on this day in person, and acknowledged that he signed, sealed and
executed, appeared before me this day in person, and acknowledged that he signed, sealed and
personally known to me to be the same person whose name is described to the foregoing
instrument, appraised before me this day in person, and acknowledged that he signed, sealed and

FRANCK BULEJE

A Notary Public: is and for this County, in the State of Illinois, on this date that

I, HELENE S. KORRUB

County of COOK

State of ILLINOIS