

This Indenture, WITNESSETH, That the Grantor SANTIAGO SANCHEZ AND LUZ D. SANCHEZ,
HIS WIFE

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of FIFTY-EIGHT HUNDRED AND NO/100 Dollars

in hand paid, CONVEY AND WARRANT to JOSEPH DEZONIA, Trustee JOHN D. YOUNG, TRUSTEE
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 fol-
lowing described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and every
thing 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

All of Lot 46, Lot 47 (except the North 13 feet thereof) in Block 26, in
Court Partition of the South East 1/4 of Section 31, Township 38 North,
Range 15, East of the Third Principal Meridian, excepting Lands belonging
to South Chicago Railroad Company, in Cook County, Illinois according to
Map thereof recorded March 4, 1889 in Book 19 of Plats, Page 70.

Prop. address: 8507 S. Escanaba, Chicago, Il.

P.I.N. 21-31-418-046-0000 *Keaton*
S.A.O.

Property of Cook County Clerk

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
in this, nevertheless, for the purpose of securing performance of the covenants and agreements herein

Whereas, The Grantors SANTIAGO SANCHEZ AND LUZ D. SANCHEZ, HIS WIFE

justly indebted upon their one real installment contract bearing even date herewith, providing for 36
installments of principal and interest in the amount of \$ 191.26 each until paid in full.

which Retail Installment Contract has been assigned by ART CRAFT ALUMINUM
to NORTHWEST NATIONAL BANK OF CHICAGO.

NOTE IDENTIFIED

3670312

The Grantors covenant and agree as follows: 1. To pay each indebtedness, and the interest thereon as herein and in said notes provided or according to any
agreement existing time of payment, 2. to pay prior to the first day of June in each year all taxes and assessments on 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 if they have been destroyed or damaged, 4. that waste on said
premises shall not be committed or suffered, 5. to keep all buildings now or at any time on said premises insured in conformity with the selection by the grantor herein, who is hereby au-
thorized to place such insurance at companies acceptable to the holder of the first mortgage indebtedness, with loss clause as to be payable first to the first Trustee or Mortgagee, and,
second, to the Trustee herein or their interests 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 other taxes, levies and the interest thereon, 7. 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 trustee or the holder of said indebtedness
may procure such insurance or pay such taxes or assessments, or discharge of purchase money tax lien or title affecting said premises or pay all prior incumbrances and the interest
thereon from time to time, and all monies so paid the grantor agree to repay immediately 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 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 said indebtedness had then matured by express terms.

It is further by the grantors that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foregoing herein, including reasonable
attorney fees, notices for documents evidence, stenographer charges, cost of preparing or completing abstract showing the whole title of said premises, and all other charges
shall be paid by the grantors, and the life expenses and disbursements, as provided by any suit or proceeding wherein the grantors or any holder of any part of said indebtedness,
or each, may be a party shall also be paid by the grantors. All such expenses and disbursements shall be an additional lien upon said premises and shall be paid as costs and included
in any decree that may be rendered in such law, equity proceedings, which proceeding, whether the decree of sale shall have been entered or not, shall not be dismissed nor a release
hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantors, for said grantors, and for the best execution
admiralty, heirs and assigns of said grantors, waive all right to the possession, use 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 grantors, or to any party claiming under said grant-
ors, 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

Reynold Wood 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 to the party entitled on receiving his
reasonable charges.

Witness the hand and seal of the grantor this 21st day of August, A. D. 1987

X Santiago Sanchez (SEAL)
X Luz D. Sanchez (SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

Box No. 246

SECOND MORTGAGE

Trust deed

SANTIAGO SANCHEZ AND LUZ D.

SANCHEZ, HIS WIFE

TO

JOHN D. YOUNG, TRUSTEE

JOHN D. YOUNG, TRUSTEE

THIS INSTRUMENT WAS PREPARED BY:

ROBERT E. MUDICKI

NORTHWEST NATIONAL BANK OF CHICAGO
3985 N. LAUREL AVE. CHICAGO, ILL. 60641
312.777.7700

1/31/95
IN DEFENSE

3670312

Submitted by _____
Address _____
Premises _____
Debtors' curia. to _____
Address _____
Debtors' certificate Trust
Debt to _____
Interest _____
Mortgage _____
CRUCIAL

Property of Cook County Clerk's Office

NORTHWEST NATIONAL BANK
565 W. WASHINGTON AVENUE
CHICAGO, ILLINOIS 60611

NOV 27 AM 09:09

Notary Public Seal

My commission expires on 11/1/95

Notary Public

I, *My commission expires on 11/1/95*
a Notary Public in and for said County, in the State aforesaid, do hereby certify that SANTIAGO SANCHEZ, AND
LUZ D. SANCHEZ, HIS WIFE
are
personally known to me to be the same person(s) whose names
instrument, appeared before me this day in person, and acknowledged that they, signed, sealed and delivered the said instrument
as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
I will, under my hand and Notarial Seal, this 27th day of August, A. D. 19 87

County of Cook
State of Illinois