

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INDENTURE WITNESSETH, That Mario A Gomez & Maria G Gomez

(hereinafter called the Grantor), of 1476 Michigan St. Hammond Indiana
(No. and Street) (City) (State)

for and in consideration of the sum of Twelve thousand, one hundred twenty two dollars & 88/100 (12,122.88) Dollars in hand paid, CONVEY AND WARRANT to First National Bank of Illinois of 3256 Ridge Rd. Lansing, Il. 60438
(No. and Street) (City) (State)

SAMUEL ORLICH
RECORDER
MAY 17 8 57 AM '93

STATE OF INDIANA/S.S.NO.
LAKE COUNTY
FILED FOR RECORD

Above Space For Recorder's Use Only

as Trustee, and to his successors in trust hereinafter named, the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of Lake and State of Illinois, to-wit: LOT 30 EXCEPT 12 1/2 FEET BY PARALLEL LINES OFF THE ENTIRE NORTHWESTERLY SIDE THEREOF, BLOCK 9, TEWS PARK ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 20, PAGE 22, IN LAKE COUNTY, INDIANA

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): KEY NO. 36-191-30 TAX UNIT NO. 26

Address(es) of premises: 1476 MICHIGAN ST. HAMMOND, INDIANA

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein, WHEREAS, The Grantor is justly indebted upon the principal promissory note bearing even date herewith, payable to order of First National Bank of Illinois, Lansing, Illinois in 84 consecutive payments in the amount of One hundred forty four dollars & 32/100 (\$144.32) payable on the 10th day of June, 1993 and on the 10th day of every month thereafter, until the entire balance has been paid in full.



THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter provided, or according to any agreement extending time of payment; (2) to pay when due 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 or removal of 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 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 Mortgagee; and second, to the Trustee herein as their interests may appear, which policies shall be let and remain with the said first Trustee or Mortgagee; and second, to 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 agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 10.75 per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure so 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, 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 10.75 per cent per annum, shall be recoverable by foreclosure hereof, 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, or incurred in behalf of plaintiff in connection with the foreclosure hereof — including reasonable attorney'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; 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 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 a decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor gives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of a complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the 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.

The name of a record owner is: Mario A Gomez & Maria G Gomez, husband and wife

IN THE EVENT of the death or removal from said Lake County of the grantee, or of his resignation, refusal or failure to act, then First National Bank of Illinois of Illinois 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 of 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.

This trust deed is subject to the laws of the State of Illinois regarding notes & mortgages

Witness the hand and seal of the Grantor this 6th day of March, 19 93.

Please print or type name(s) below signature(s)

X Mario A Gomez (SEAL)
X Maria G Gomez (SEAL)

This instrument was prepared by Marge Lee First National Bank of Illinois
(NAME AND ADDRESS) 3256 Ridge Rd. Lansing, Il. 60438

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