



JUNIOR MORTGAGE

A2196544 / 303  
FIRST AMERICAN TITLE INSURANCE #

THIS INDENTURE WITNESSETH THAT Freddie Armster and Gwendolyn Armster, (hereinafter called the Grantor or Mortgagor), of County Club Hills, Illinois for and in consideration of the sum of Fifteen Thousand Dollars (\$19,500.00) in hand paid, CONVEYS AND WARRANTS TO John C. Grafft of Barrington, Illinois as trustee, and to his successors in trust hereinafter named, the real estate described in Exhibit "A" attached hereto and made a part of this instrument, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereon, together with all rents, issues, and profits of said premises, situated in the County of Cook, and State of Illinois, to wit:

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Common Address: 10824 S. Crawford Ave, Country Club Hills, Il. 60478  
P.I.N.: 28 34 404 020

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 in the amount of \$19,500.00 bearing even date herewith and the terms of payment contained in said note.

The Grantor covenants and agrees as follows: (1) to pay said indebtedness and the interest thereon as stated in the note or notes provided or according to any agreement extending time of payments; (2) to pay then due in each year, all taxes and assessments against said premises, and on demand to exhibit such 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 waist to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured to companies to be elected by the grantor or to place said insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached, payable first to the First mortgagee, and to Second mortgagee, as the Trustee herein as 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 prior encumbrances and the interest thereof, at the time or times when same shall become due and payable.

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



# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

LOT 12 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 12 IN BLOCK 24 IN FLOSSMOOR TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1928 AS DOCUMENT NUMBER 10130789, IN COOK COUNTY, ILLINOIS.

P. I. N. 28-34-404-020

Prepared by:  
mail to:

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