

# UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 202

21 538 720

GEO. E. COLE & CO. CHICAGO  
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantors WILKINS T. JONES & IDELLA JONES. (HIS WIFE)

7255 S. YALE AVENUE CHICAGO, ILLINOIS

of the CITY of CHICAGO County of COOK and State of ILLINOIS  
for and in consideration of the sum of ONE THOUSAND EIGHT HUNDRED TWENTY FOUR DOLLARS 100-- Dollars  
in hand paid, CONVEYS AND WARRANTS to WELER FINANCE LOAN CORPORATION 7545 COTTAGE GR.  
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 appa-  
ratus 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 THIRTEEN (13) (EXCEPT THE NORTH FOURTEEN (14) FEET) IN BLOCK ONE (1) IN  
EGGLESTON SECOND SUBDIVISION BEING THE NORTH HALF OF THE NORTH EAST QUARTER  
(EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SAID NORTH  
EAST QUARTER HERETOFORE SUBDIVIDED AS EGGLESTON'S SUBDIVISION), IN SECTION  
TWENTY EIGHT (28), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14),  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 7255 SO. YALE AVENUE CHICAGO, ILLINOIS 60621 COOK COUNTY, ILL.

THIS IS A JUNIOR MORTGAGE

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 S. WILKINS T. JONES & IDELLA JONES (HIS WIFE)  
justly indebted upon ONE\*\*\*\*\* principal promissory note--bearing even date herewith, payable  
in twenty four installments, at \$26.00 each; the first installment due on the  
30th day of July 1971, and on the final payment due June 30, 1973.

THIS IS A JUNIOR MORTGAGE

The Grantors, covenants and agree S. 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 reconstruct 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 left and remain with the said Mortgagees 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 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, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or lien affecting said premises or pay  
all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor S. agrees, to repay in cash 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 the 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 grantors that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-  
of--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 grantors; and the like expenses and disbursements, occasioned by any suit or pro-  
ceeding 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 fore-  
closure proceedings; which proceeding, whether 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 grantor S., for said grantor S., and for the heirs, executors, administrators  
and assigns of said grantor S., waives, all right to the possession of, and income from, said premises pending such foreclosure proceeding, and agrees 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 grantee, or of his refusal or failure to act, then  
COOK COUNTY RECORDER 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 S. and seal S. of the grantor this 30th day of JUNE A. D. 19 71

Wilkins T. Jones (SEAL)

Idella Jones (SEAL)

(SEAL)

(SEAL)

21 538 720

1971 COOK COUNTY RECORDER

State of ILLINOIS }  
County of COOK } ss.



I, LAWRENCE A. MENCONI  
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that  
WILKINS T JONES & IDELLA JONES (HIS WIFE)

personally known to me to be the same persons whose names are subscribed to the foregoing 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.

Given under my hand and Notarial Seal, this THIRTIETH  
day of JUNE A. D. 19 71

*Lawrence A. Menconi*  
Notary Public

Property of Cook County Clerk's Office

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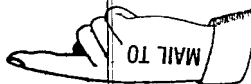
Box No. \_\_\_\_\_  
**SECOND MORTGAGE**  
**Trust Deed**

WILKINS T JONES & IDELLA JONES (HISWIFE)  
7255 S. YALE AVENUE  
CHICAGO ILLINOIS 60621

TO

WELLS FINANCE LOAN CORPORATION  
7545 Cottage grove Avenue  
CHICAGO ILLINOIS 60619

MAIL THIS MORTGAGE TO:  
WELLS FINANCE LOAN CORPORATION  
7545 COTTAGE GROVE AVENUE  
CHICAGO ILLINOIS 60619



GEORGE E. COLE & COMPANY

END OF RECORDED DOCUMENT