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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 NW

This Indenture, WITNESSETH, That the Grantor Norman P. Pederson and Carol Pederson, his wife

of the Village of Norridge County of Cook and State of Illinois
for and in consideration of the sum of Twenty-eight Hundred Nineteen & 05/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH PEZONNA, 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 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 Village of Norridge County of Cook and State of Illinois, to-wit:
Lot 7 in Lawrence Avenue Terrace, being a Subdivision of Lot 1
(except the East 1/2 acres thereof) in Henry Jacques Subdivision of the
South half of the South West Quarter of Section 12, Township 40 North,
Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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 NORMAN P. PEDEPSON and CAROL PEDEPSON, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable NORTHWEST NATIONAL BANK OF CHICAGO, for the sum of Twenty-eight Hundred Nineteen & 05/100 Dollars (\$2819.05) payable in 36 successive monthly instalments each of \$79.31 except the final instalment which shall be the balance due on this note commencing on the 15th day of May 1972, and on the same date of each month hereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR S covenant and agree 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 time in which all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to real estate, to pay for all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste on said premises shall not be committed or committed; (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 secondly, to 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 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 to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time, and all moneys so paid, the grantor agrees to pay 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 all accrued 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 documents, any evidence, stamp duty or charges, cost of procuring or completing the act above 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 grantor 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 proceedings, 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, for said grantor, and for the heirs, devisees, administrators and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, 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, or any party claiming under said grantor, appoint a receiver to take possession and 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 August G. Merkel of said County is hereby appointed to be first successor in this trust and in the event 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 18th day of March A. D. 19 72

x Norman P. Pederson (SEAL)
Carol Pederson (SEAL)

(SEAL)

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Office

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RECORDS OF DEEDS
COOK COUNTY, ILLINOIS
FILED MAR 21 1972

Clifford J. Vardy
MAR 21 1972 4 12 13 PM • 21841876 • A ---

5.00

State of Illinois }
County of Cook } ss.

I, Lucille J. Vardy

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
NORMAN R. PEDERSON and CAROL PEDERSON, his wife

personally known to me to be the same person whose name S. A. P. subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he 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 18th
day of March A. D. 1972

Lucille J. Vardy
Notary Public



5.00

21841876

Box No. 246

SECOND MORTGAGE

Trust Deed

NORMAN R. PEDERSON and

CAROL PEDERSON, his wife

TO

JOSEPH DEZONNA, Trustee

NORTHWEST NATIONAL BANK

OF CHICAGO

CONSUMER CREDIT DEPT.

3978 N. MARSHFIELD AVE.

CHICAGO, ILLINOIS 60641

RECORDED DOCUMENT