

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JANUARY, 1968

21 386 228

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Frank Allen and Earnestine Allen, husband and wife,  
(hereinafter called the Grantor), of the City of Chicago County of Cook  
and State of Illinois, for and in consideration of the sum of  
FIVE AND NO/100 DOLLARS Dollars  
in hand paid, CONVEY AND WARRANT to HUMBLE OIL & REFINING COMPANY  
of the Village of Oak Brook County of Du Page 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, 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 City of Chicago County of Cook and State of Illinois, to-wit:

Lot 20 in Douglas Park Second Addition to Chicago, a Subdivision of that part of Lot 6; in Circuit Court partition of the West half of the West Half of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, lying South of North line of South half of the South half of said section, North of North line of Chicago Burlington & Quincy Railroad right-of-way.

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 Frank Allen and Earnestine Allen, husband and wife justly indebted upon their principal promissory note bearing even date herewith, payable

at 1211 West 22nd Street, Oak Brook, Illinois (HUMBLE OIL & REFINING COMPANY) note dated December 22, 19 70 in the sum of SIX THOUSAND DOLLARS (\$6,000.00)

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay or cause to be paid on the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) to repair and rebuild or cause to be repaired or rebuilt or to rebuild or restore 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 Trustee herein as their interests may appear, 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 to so 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 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 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 plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, charges 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 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 waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any 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.

IN THE EVENT of the death, removal from said Du Page County of the grantee, or of his resignation, refusal or failure to act, then CHICAGO TITLE & TRUST COMPANY of Cook 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 S this 23rd day of December, 19 70

Frank Allen (SEAL)  
Earnestine Allen (SEAL)

21 386 228

UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Quincy Baker, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Allen and Ernestine Allen husband & wife personally known to me to be the same person whose name  subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that        signed, sealed and delivered the said instrument as        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 23rd day of Dec, 1970



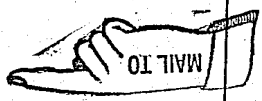
Quincy Baker  
Notary Public

1971 FEB 2 AM 10 50

FEB-2 '71 186244 0-21332234 A --- Rec 5.10

500 MAIL

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
TO \_\_\_\_\_



21332234  
GEORGE E. COLE  
LEGAL FORMS