

22 450 463

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

This Indenture, WITNESSETH, That the Grantor LUTHER E. SNEED

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Thirty-one Hundred Ninety-five & 85/100 Dollars in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, 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 City of Chicago County of Cook and State of Illinois; to-wit: The West 16 2/3 feet of Lot 34 and the East 16 2/3 feet of Lot 33 in Block 9 in the Resubdivision of Blocks 7 to 10 inclusive in the West Chicago Land Company's Subdivision of the South Half of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

Hereby releasing and waiving all rights and claims 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 LUTHER E. SNEED

justly indebted upon HIS ONE principal promissory note—bearing even date herewith, payable ZARCO CONSTRUCTION COMPANY, to the sum of Thirty-one Hundred Ninety-five & 85/100 Dollars (\$31,095.85) payable in 83 successive monthly installments each of \$38.05 except the final installment which shall be equal to or less than the monthly installments due on the note commencing on the 15th day of October, 1973, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR... 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 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 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 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 Mortgagee or Trustee 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 of 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, on said premises or pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor... agree... to repay immediately without demand, and 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 been incurred 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 documentary evidence, stenographer's charges, cost of procuring or completing abstract showing 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 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, executors, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... 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 to any party claiming under said 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 or absence from said Cook County of the grantee, or of his refusal or failure to act, then AUGUST G. MERKEL of said County is hereby appointed to be first successor to 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 relinquish said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 17th day of August, 1973

Luther E. Sneed (Signature) AUGUST 19 1973 COOK COUNTY PUBLIC NOTARY

22 450 463

Office

UNOFFICIAL COPY

State of Illinois }  
County of Cook } ss.

I, Sidney Zarnoch  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
LUTHER E. SNEED

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 he signed, sealed and delivered the said instrument as HIS 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  
day of August A. D. 1973



Property of Cook County Clerk's Office

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Sidney R. Olson RECORDER OF DEEDS  
COOK COUNTY ILLINOIS  
1973 AUG 23 AM 10 53  
AUG-23-73 674768 • 22450463 • A - Rec 5.00

5.00

Box No. 246  
SECOND MORTGAGE  
Trust Deed

LUTHER E. SNEED  
TO  
JOSEPH DEZONNA, Trustee

NORTHWEST NATIONAL BANK  
OF CHICAGO  
CONSUMER CREDIT DEPT.  
3973 N. MILWAUKEE AVE.  
CHICAGO, ILLINOIS 60641

22430463

END OF RECORDED DOCUMENT

STATE OF ILLINOIS