

UNOFFICIAL COPY

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

22 580 172

This Indenture, WITNESSETH, That the Grantor,

LARRY G. TUCKER and

LOIS TUCKER, his wife

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Sixty-seven hundred sixty-two and 11/100 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 ap-
�aratus 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 13 in Block 7 in Cremin and Breman's Fairview Park Subdivision of certain
Blocks and part of Blocks in Isaac Crosby and Others Subdivision or that
part of the South 1/2 of Section 5, Township 37 North, Range 14, East of
the Third Principal Meridian lying West of right of way of the Chicago
Rock Island and Pacific Railroad Company in Cook County, Illinois.

Herby 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 Grantors LARRY G. TUCKER and LOIS TUCKER, his wife

justly indebted upon their one principal promissory note...bearing even date herewith, payable
to CHURCHILL BUILDERS, INC., for the sum of Sixty-seven hundred sixty-two
and 11/100 Dollars (\$6762.11) payable in 12 successive monthly installments
each of \$56.51 except the final installment which shall be equal to or less
than the monthly installments due on the note commencing on the 10th day
of February, 1974, and on the same date of each month thereafter until
paid, with interest after maturity at the highest lawful rate.

THE GRANTOR, covenants and agrees as follows: (1) That said indebtedness and the interest thereon, shall be and shall notes provided, or second notes, and existing time of payment, (2) to put up to the first day of June in each year, all taxes and expenses 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 insured in companies to be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder
of the first mortgage indebtedness, with loss clauses attached payable first, to the first Trustee of Mortgagor and, second, to the trustee herein as their interest
in the property, and to the third party in whom the same shall become due and payable, and the interest thereon, in full, (4) All prior im-
mobilizations and the interest thereon, at the time or times when the same shall become due and payable, or the prior instruments or the interest therein when due, is in the hands
of said grantor, he shall, at the option of the holder thereof, either pay taxes or assessments, or purchase any tax lien or like affect, or pay principal or pay
all prior im-
mobilizations and the interest thereon from time to time; and all money so paid, the grantor, agrees, to repay immediately without charge, and
the same will be interest on the amount so paid, and if the grantor fails to do so, the holder of the same, or the party entitled thereto, 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 the rate of six percent 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 matured
expressly named.

It is agreed by the grantor, that all expenses and disbursements paid or incurred in behalf of, or complained in connection with the foreclosing
of, in any manner, of this Trust Deed, or any other instrument or documents, or any other instrument or documents, or any other instrument or documents
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 the indebtedness, as such, may be a party, shall also be paid by the grantor. All such expenses
and disbursements, including attorney's fees, shall be paid by the grantor, and the same will be interest on the amount so paid, and if the grantor fails to do so, the holder of the same, or the party entitled thereto, 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
the rate of six percent 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 matured
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 same
proceedings.

In the event of the death, removal or absence from said AUGUST G. MERCEL, of said County, is hereby appointed to be first successor to this grantor, and if for
any like cause, and first successor fails to act, the person who shall then be the active 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 paying his reasonable charges.

Witness the hand and seal of the grantor this 12th day of December A. D. 1973

Larry G. Tucker (SEAL)
Lois Tucker (SEAL)
(SEAL)
(SEAL)

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State of Illinois
County of Cook

I, CHARLOTTE LEWIN

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

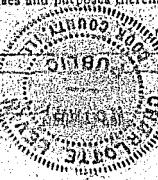
LARRY G. TUCKER and

LOIS TUCKER, his wife

personally known to me to be the same person whose name is etc. subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument adhering free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Under my hand and Notarial Seal, this 12th
day of December A. D. 19 73

charlotte lewin



Larry G. Tucker

1973 DEC 27 AM 10 40

DEC-27-73 131001 • 22580172 • A -- Rec

5.00

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

22580172

5.00

SECOND MORTGAGE
Trust Deed

Box No 216

LARRY G. TUCKER and

LOIS TUCKER, his wife

TO

JOSEPH DEMONIA, Trustee

THE NATIONAL BANK

CREDIT DEPT.

35 E. MARINE AVE.
CHICAGO, ILLINOIS 60641

RECORDED DOCUMENT