

Property of

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

22 621 674

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Joseph A. Lloyd Jr. & Betty J. Lloyd, his wife

(hereinafter called the Grantor), of the City of Bridgeway County of Cook
and State of Illinois, for and in consideration of the sum of Seven Thousand One Hundred
Ninty-six and 16/100 (\$7196.16) Dollars
in hand paid, CONVEY AND WARRANT to Robert Harris Trustee, 6028 W. Irving Pk. Rd
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 fol-
lowing described real estate, with the improvements thereon, including 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 Bridgeway County of Cook and State of Illinois, to-wit:

SEE ATTACHED RIDER

Lot 20 and 21 (except the West 17 Feet of the above said lots conveyed
to the County of Cook by Deed Recorded 3-4-72 as Doc #21412086) in
Block 2 in Subdivision of the North 4.081 Acres in Block 1 and the
South 3.081 Acres in Block 2 in Harman's Stickney Subdivision in
Section 25 Township 38 North Range 12 ETFM in
The North $\frac{1}{4}$ of the Vacated alley South and Adjoining the Aforesaid
Parcel (except the West 17 Feet of the North $\frac{1}{4}$ of the Aforesaid
Vacated alley conveyed to the County of Cook by Deed recorded 4-13-71
as Doc #21447575)
The West $\frac{1}{4}$ of the Vacated alley East & adjoining, the Aforesaid Lots
20 and 21 and the Aforesaid North $\frac{1}{4}$ of the Vacated alley South and
adjoining the Aforesaid Lots, all being in Harman's Stickney
Subdivision in Section 25 Township 38 North Range 12 ETFM in
Cook County Ill.

(RIDER)

22620674

UNOFFICIAL COPY

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 Grantors Joseph A. Lloyd Jr. & Betty J. Lloyd, his wife justly indebted upon one principal promissory note bearing even date herewith, payable

in the sum of Seven Thousand One Hundred Ninty-six and 16/100 dollars (\$7196.16) in forty-eight (48) equal and successive monthly payments of One Hundred Forty-nine and 92/100 dollars (\$149.92) each, beginning February 26, 1974 and ending January 26, 1978.

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 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 the 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, with 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 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, 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 and 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 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 such 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 claims 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 or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, MELVIN COHEN 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 hands and seals of the Grantor, S. this 22ND day of January, 19 74.

Joseph A. Lloyd Jr. (SEAL)
Betty J. Lloyd (SEAL)

This instrument prepared by:
Ruben Harris
8029 W. Irving Park Road
Chicago, Illinois 60634

22 621 674

UNOFFICIAL COPY

1974 FEB 6 AM 9:34

RECORDED BY 22621674
COOK COUNTY ILL.

FEB-6-74 753936 • 22621674 A Rec 6:00

STATE OF Illinois
COUNTY OF Cook

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Joseph A Lloyd Jr. & Betty J. Lloyd, his wife

personally known to me to be the same person 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.

and notarial seal this 22ND day of January, 1974



Christina Cypoci
Notary Public

Commission Expires Nov. 23 1975



22621674

BOX No.
SECOND MORTGAGE
Trust Deed

TO

PLEASE RETURN TO:

HARRIS LAAN & MORTGAGE CORP.
6029 W. Irving Park Road
Chicago, Illinois 60634

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT