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

**Trust Deed**, WITNESSETH, That the Grantor

LYNDA G. JOHNSON

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Thirty-seven hundred thirty-six and 82/100 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 successor 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: Lot 14 in Block 51 E. Glawood Hill a Subdivision of the South East quarter of the South East quarter of Section 18, Township 38 North, Range 14, 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, LYNDA G. JOHNSON

justly indebted upon HERETOFORE principal promissory note, bearing even date herewith, payable LIBERTY BUILDERS, INC., for the sum of Thirty-seven hundred thirty-six and 82/100 Dollars (\$3736.82) payable in 83 successive monthly installments each of \$44.49 except the final installment which shall be equal to or less than the monthly installments due on the note according on the 25th day of April, 1974, and on the same date of each month thereafter, until paid with interest after maturity at the highest lawful rate.

This Grantor, in covenant and agrees as follows: (1) To pay said indebtedness and the interest thereon, as herein and in said note 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 such as any city, town 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 rents and proceeds shall not be commuted or encumbered; (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 insurer of the first mortgage (including, with last clause attached hereto, to the first Trustee or Mortgagee, and, except to the Trustee herein as their name may appear, which policies shall be let and remain with the said Mortgagee or Trustee until the indebtedness is fully paid); (6) To pay all prior liens on year and the interest thereon at the time or times when the same shall become due and payable.

In the event of failure to finance or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness shall be authorized to pay such taxes or assessments, or the charges on such purchase any tax lien on the estate and place the same with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereon.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest, shall at the option of the lender hereof, 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 hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured. In the event of a breach 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, attorney's charges, cost of preparing or completing abstract showing the whole title of said premises, including developer's fees shall be paid by the grantor, and the 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 in addition to the unpaid principal and interest on said indebtedness, and shall be secured by the first mortgage hereon, whether decree of sale shall have been entered or not, shall not be discharged, 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 grantee, and for the heirs, executors, administrators and assigns of said grantee, waives all right to the possession of, and interest 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 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 grantor, or of his refusal or failure to meet then AUGUST G. MERKEL, If said County is hereby appointed to be first successor in this trust, and if he fails to accept said first successorship or refuse to do so, 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 and seal of the grantor this 27th day of February, A. D. 1974

*Lynnda G. Johnson* (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

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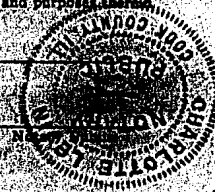
State of Illinois  
County of Cook ) ss.

I, LYNDA C. JOHNSON  
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that  
LYNDA C. JOHNSON

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 27th  
day of February A. D. 19 74

*Lynda C. Johnson*



910 128 SS

*Shirley R. Shaw*  
1974 MAR 12 AM 11 05

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

MAR 12 74 768571 - 22651019 - A - Rec 5.00



Box No. 246

SECOND MORTGAGE

Trust Deed

LYNDA C. JOHNSON

TO

JOSEPH DEZORNA, Trustee

THIS INSTRUMENT WAS PREPARED BY

*L. M. Lavers*  
Northwest National F. & L. Co. of Chicago  
3985 North Mila. Ave. 17610  
Chicago, Illinois 60641

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END OF RECORDED DOCUMENT