

22 720 252

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

This Indenture, WITNESSETH, That the Grantors _____
 DENCHEFIELD BLAKE and FANNIE BLAKE, His wife _____
 of the City _____ of Chicago _____ County of Cook _____ and State of Illinois _____
 for and in consideration of the sum of Thirty-nine hundred thirty-four & 12/100 _____ 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-
 pertainances 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 _____ in Block 57 in Hill's Addition to South Chicago, a Subdivision of the South _____
 West _____ of Section 31, Township 38 North, Range 15, 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 Grantors DENCHEFIELD BLAKE and FANNIE BLAKE, His wife _____
 justly indebted upon their one _____ financial promissory note bearing even date herewith, payable
 LIBERTY BUILDERS, INC., for the sum of Thirty nine hundred thirty-four & 12/100 _____
 Dollars (\$3934.12) payable in 83 successive monthly installments each of \$46.84 _____
 except the final installment which shall be equal to or less than the monthly
 installments due on the note commencing on the 25th day of June, 1974, and on the
 same date of each month thereafter, until paid, with interest after maturity at
 the highest lawful rate.

22 720 252

THE GRANTORS do 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, if any, at 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 on 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 such clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as their initial rate
 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 encumbrances,
 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 encumbrances or the interest thereon when due, the grantee or trustee 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 any
 all prior encumbrances and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand, and
 with 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 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 complainant in connection with the foreclosure hereof
 of, including reasonable solicitor's fees, outlays 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 pro-
 ceeding, 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 based thereon, 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 grantor, or of his natural or lawful heirs,
 AUGUST C. MERKEL _____ 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 hand and seal of the grantor this 30th day of April A. D. 1974

Denchefield Blake (SEAL)
Fannie Blake (SEAL)
 _____ (SEAL)
 _____ (SEAL)

UNOFFICIAL COPY

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1974 MAY 17 AM 10 42

NAY-17-74 8 0 3 2 2 7 • 22720252 • A — Rec. 5.00

State of Illinois }
County of Cook } ss.

I, CHARLOTTE LEVIN
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
DENCHFIELD BLAKE and FANNIE BLAKE, his wife

personally known to me to be the same persons 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.

Witness under my hand and Notarial Seal, this 30th
day of April A. D. 1974

Charlotte Levin



Property of Cook County Clerk's Office

5.00

55 150 525

22720252

Pr. No. 246

SECOND MORTGAGE
Trust Deed

DENCHFIELD BLAKE and
FANNIE BLAKE, his wife
TO
JESSIE IZONA, Trustee

THIS INSTRUMENT WAS PREPARED BY

L. J. Lemire Northwest
3985 North Main St. 11th Avenue
Chicago, Illinois 60641

55 150 525

ED DOCUMENT