

UNOFFICIAL COPY

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

22 724 497

This Indenture, WITNESSETH, That the Grantor S.

JOHNNIE LEE ROBINSON and ANNIE ROBINSON, 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 & 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-
paratus 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:

1 1/20 in Block 1 in Ashland, a Subdivision of the North three
quarters and the North 33 feet of the South quarter of the East
half of the North East Quarter (except the North 167 feet thereof)
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 or 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 S. JOHNNIE LEE ROBINSON and ANNIE ROBINSON, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable
ALL STYLE FENCE & CONSTRUCTION CO., for the sum of Sixty-seven hundred
sixty-two & 11/100 Dollars (\$6762.11), payable in 83 successive monthly
installments each of \$80.51 except the final installment which shall
be equal to or less than the monthly installments due on the note
commencing on the 1st day of July 1944 and on the same date of
each month thereafter until paid with interest after maturity at
the highest lawful rate.

THE GRANTOR S., covenant... and agree.... as follows: (1) To pay said indebtedness, and the interest thereon, or carry and in said notes provided, or
according to the terms of the same, and to make good and repair any damage to said building or any part thereof, and to cause to be made good and
to demand to exhibit receipts therefor; (2) within sixty days after destruction or damage to rebuild or restore all buildings and improvements on said premises
that may have been destroyed or damaged; (3) that waste to said premises shall not be committed or suffered; (4) to keep all buildings now or at any time on
said premises in good repair and in a safe condition; (5) to pay all taxes, assessments, and other charges which may be levied on said premises, and to pay all costs of
the first mortgage indebtedness with loss clause attached payable first, to the first Trustee or Mortgagess, and second, to the Trustee or Mortgagess as their interests
may appear, which policies shall be left and remain with the said Mortgagess or Trustees until the indebtedness is fully paid; (6) to make all prior incumbrances,
and the interest thereon, subordinate to this trust deed.

THE GRANTOR S., covenant... and agree.... that 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, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
any 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 grantee, will not sue for or recover any amount paid, beyond the amount necessary to satisfy the same.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and interest, 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
the rate of six percent per annum, shall be recoverable by foreclosure thereof, or at suit at law, or both, no more as if all of said indebtedness had matured at
express terms.

IT IS AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosures hereof
or in defense of any action, suit, or proceeding, or in any manner connected with the collection of any sum due or to become due on account of the 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 grantor or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor.... All such ex-
penses and disbursements, whether or not the same have been incurred or not, shall not be diminished, nor a release hereof given, until all such expenses
and disbursements and the costs of suit, including collector's fees have been paid, the grantor... for said grantor... and for the heirs, executors, administrators,
and trustees of said grantor..., and for the person who shall then be the acting Register of Deeds of said County is hereby appointed to 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 charge.

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 the 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 Register of Deeds of said County is hereby appointed to 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 charge.

Witness the hand... and seal... of the grantor... this 13th day of May A. D. 1944

Johnnie Lee Robinson (SEAL)

ANNIE ROBINSON (SEAL)

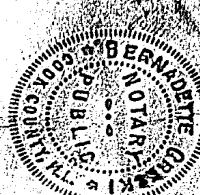
(SEAL)

(SEAL)

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State of Illinois _____ ss.
County of Cook _____



I, Bernadette Murphy,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JOHNNIE LEE ROBINSON and ANNIE ROBINSON, his wife

personally known to me to be the same person whose name is Johnnie Lee subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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.

Given under my hand and Notarial Seal, this 13th
day of May, A. D. 1977

Bernadette Murphy
Notary Public.

My Commission Expires September 25, 1977

SECOND MORTGAGE Trust Deed

Box No. 246

JOHNNIE LEE ROBINSON, and

ANNIE ROBINSON, his wife

TO

JOSEPH DEZONNA, Trustee

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THIS INSTRUMENT WAS PREPARED BY

J. DeNalle
Northwest National Bank Co. of Chicago
3985 North Milwaukee Avenue
Chicago, Illinois 60641

RECEIVED OF DEBTOR
COOK COUNTY ILLINOIS

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