

# UNOFFICIAL COPY

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

22 755 519

This Indenture, WITNESSETH, That the Grantor

NELLIE SATCHEL

of the VILLAGE of HARVEY County of COOK and State of ILLINOIS  
for and in consideration of the sum of Twenty-three hundred seven & 69/100 Dollars  
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee  
of the CITY of CHICAGO County of COOK and State of ILLINOIS  
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 VILLAGE of HARVEY County of COOK and State of Illinois, to-wit:  
Lot 1 in Block 40 in Pritchard's Resubdivision of Block 40 in South  
Town in the East 1/2 of Section 8, Township 36 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 NELLIE SATCHEL

justly indebted upon Her one (1) promissory note bearing even date herewith, payable  
RESERVE CONSTRUCTION CO., for the sum of Twenty-three hundred seven  
& 69/100 Dollars (\$2307.69) payable in 29 successive monthly install-  
ments each of \$98.47 except the final installment which shall be  
equal to or less than the monthly installments due on the note  
commencing on the 8th day of July, 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) To pay said indebtedness, and the interest thereon, as herein set forth 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 levied on said premises, and on demand to submit receipts therefor; (3) Within sixty days after destruction or damage to, or removal of, or any building or other structure on said premises (as they may have been destroyed or damaged) (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings, fences or any other improvements insured in companies to be selected by the grantee herein, who is hereby authorized to make 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 again as their interests may appear, which policies shall be lost and remain with the said first trustee or mortgagee until the indebtedness is fully paid; (6) to pay all prior mortgages, 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 mortgages or the interest thereon when due, the grantor 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 all prior mortgages 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 hereon.

IN THE EVENT of a breach of any of the foregoing covenants or agreements the whole of said indebtedness, including principal and all earned interest shall, at the option of the lender thereof, 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 accrued.

IT IS AGREED 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, stenographer's charges, cost of procuring or compiling abstracts showing the whole title of said premises embracing foreclosure decree 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 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 hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, 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 grantee, or of his refusal or failure to act, then AUGUST G. 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 foregoing 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 4th day of June A. D. 1974

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

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State of ILLINOIS  
County of COOK

I, William Clair

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that  
NELLIE SATCHEL



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 4th  
day of June, A. D. 1974  
William Clair

Notary Public.

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JUN 19 8 19 11 2215519 A Rec

5.00

Box No. 246

SECOND MORTGAGE  
D. S. Feed

NELLIE SATCHEL  
TO  
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY

J. de Matta

Northwest National Bank of Chicago  
3985 North Milwaukee Avenue  
Chicago, Illinois 60641

2215519

END OF RECORD DOCUMENT