

6/29 6/2/86

This Indenture, WITNESSETH, That the Grantor, s Theodore H. Drew Jr. and Jacquelyn D. Drew

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Dollars in hand paid, CONVEY AND WARRANT to Raymond Clifford 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 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 6 and the N 12 1/2' of Lot 7 in Block 5 in S. E. Gross' Calumet Heights Addition to South Chicago, being a subdivision in the SE 1/4 of Section 1 Township 37 North, Range 14, East of the Third Principal Meridian

He hereby leasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. In witness whereof, the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor, s Theodore H. Drew Jr. and Jacquelyn D. Drew justly indebted on their principal promissory note—bearing even date herewith, payable The principal sum of Four Thousand One Hundred Ninety Three and 95/100 payable in installments as follows: Sixty Nine and 90/100 Dollars on the 21st day of August, 1974 and Sixty Nine and 90/100 Dollars on the 21st day of each and every month except that the final payment if not sooner paid shall be due on the 21st day of July, 1979.

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and to 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 against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction, or damage to or removal or restoration of 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 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 loss clause attached payable first, to the Grantor or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee 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 so 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 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 or agreements the whole of said indebtedness, including principal and all earned interest, shall, at the option of the 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 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, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, costs of procuring, or certifying abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the grantor; and the like expenses and disbursements shall be paid by any suit or proceeding 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 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 or credit given, until all such expenses and disbursements and the costs of suit, including solicitor's fees have been paid. The grantor, for said premises, and for the heirs, successors, administrators and assigns of said grantor, waives all right to the possession of, and income 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 grantor, appoint any party claiming under said grantor, appoint a receiver to take possession of and charge of said premises with power to collect the rents, issues and profits of 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 then Ralph M. Wisniewski of said County is hereby appointed to be first successor in this Trust Deed, and 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 successor in this Trust Deed. 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 thereto, receiving his reasonable charges.

Witness the hand and seal of the grantor this 27th day of June A. D. 19 7 Theodore H. Drew Jr. (SEAL) Jacquelyn D. Drew (SEAL) Jacquelyn D. Drew (SEAL)

9112 S. Paxton Chicago, Ill. 60617

DOCUMENT PREPARED BY:

DREWEL NATIONAL BANK 2401 South King Drive Chicago, Ill. 60616

Property

Cook County

22 782 192

UNOFFICIAL COPY

State of Illinois } ss.
County of Cook



I, Bernadette Gresh
a Notary Public in and for said County in the State aforesaid, do hereby Certify that
Sharon V. Drew
Jacquelyn D. Drew
personally known to me, to be the same person whose name subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and
delivered the said instrument as free and voluntary act, for the uses and purposes therein
set forth, including the release and waiver of the right of homestead.

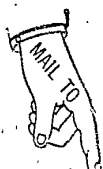
Given under my hand and Notarial Seal, this 27th
day of June A. D. 19 74

Bernadette Gresh
Notary Public.

My Commission Expires September 25, 1977

Property of Cook County Clerk's Office

Suzanne R. Olson
RECORDED OF DEEDS
COOK COUNTY ILL. 60601
1974 JUL 15 PM 12 28
JUL-5-74 832020 • 22782192 • A — Rec 5.10



Box No. _____
SECOND MORTGAGE
Trust Deed
THEODORE H. DREW & JACQUELYN D. DREW
9112 S. Paxton
TO
DREXEL NATIONAL BANK
3401 South King Drive

22782192

55 185 135

END OF RECORDED DOCUMENT