

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 202

22 819 755

This Indenture, WITNESSETH, That the Grantors

EARNEST STAGG and DOROTHY STAGG, his wife,

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Forty-seven hundred seventy-four and 28/100 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 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 17 (except the South 22.5 feet thereof) and all of Lot 16
and the South 1/2 of Lot 15 in Block 11 in Cottage Grove Heights,
being a Subdivision of parts of the North 1/2 of Section 10 and
Section 11, Township 37 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 Grantors **EARNEST STAGG and DOROTHY STAGG, his wife,**

justly indebted upon their one principal promissory note—bearing even date herewith, payable
1ST METROPOLITAN BUILDERS, DIV. OF MELMAR CONSTRUCTION CO., INC. for the
sum of Forty-seven hundred seventy-four and 28/100 Dollars (\$4774.28)
payable in 83 successive monthly installments each of \$56.84 except
the final installment which shall be equal to or less than the
monthly installments due on the note commencing on the
10th day of September 1974, and on the same date of
each month thereafter, until paid, with interest after maturity
at the highest lawful rate.

THE GRANTORS 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 against 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 now or at any time on the 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 first Trustee 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 to so insure, or pay taxes or assessments, or the prior incumbrances 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 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 all of said indebtedness had then matured by express terms.

IT IS AGREED by the grantor S. 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 completing abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the grantor S.; and the like expenses and disbursements, occasioned 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 S. 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 proceedings, 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 S. for said grantor S. and for the heirs, executors, administrators and assigns of said grantor S. waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees, thereupon 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 S., or to any party claiming under said grantor S., 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 perform the duties of said County is hereby appointed to be first successor in this trust, and his successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantor 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 29 day of July 1974

Earnest Stagg
Dorothy Stagg

(SEAL)

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State of Ill. } ss.
County of Cook

I, L. W. ZIMMERMAN
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that

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 _____ day of July A. D. 1974
L. W. Zimmerman Notary Public.

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5.00

Box No. _____
SECOND MORTGAGE
Trust Deed

EARNEST STAGG
and DOROTHY STAGG, his wife,
TO
JOSEPH DEZORNA, Trustee

THIS INSTRUMENT WAS PREPARED BY

L. J. LAMOTTE Notary Public, City of Chicago
3985 North Milwaukee
Chicago, Illinois 60641

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END OF RECORDED DOCUMENT