

UNOFFICIAL COPY

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

22 828 753

This Indenture, WITNESSETH, That the Grantor, S.

JOHN McGRATH and BRIGID ANN McGRATH, 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 and 11/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA Trustee

in hand paid, CONVEYED AND WARRANTED to
the said 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:
Lot 8 and the South Half of Lot 5 in Block 11 in
Miller's Irving Park Addition being a Subdivision in
the North East Quarter of Section 15, Township 40 North,
Range 13 East of the Third Principal Meridian in Cook
County, Illinois, according to the plat thereof recorded
recorded said addition recorded March 3, 1877 in Book 11
of plats Page 94 as Document #124745 in Cook County,

Herby releasing and waiving all rights and - 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 S JOHN McGRATH and BRIGID ANN McGRATH, his wife,

WHEREAS, The Grantor
justly indebted upon their one principal promissory note bearing even date herewith, payable
NORTHWEST NATIONAL BANK OF CHICAGO for the sum of
Sixty-seven hundred sixty-two and 11/100 Dollars
(\$6762.11) payable in 36 successive monthly
installments each of \$187.50 except the final install-
ment which shall be equal to or less than the monthly
installments due on the note commencing on the
5th day of September 1974, and on the
same date of each month thereafter until paid, with
interest after maturity at the highest legal rate.

THE GRANTOR, covenant, and agree, as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, on or before the date of maturity of each note, and to pay all taxes, assessments, or other charges which may be levied on the premises, and on demand to exhibit receipt therefor; (2) within sixty days after destruction or damage to rebuild or repair, but in no case longer than one year, all buildings now or at any time constructed or erected on the premises, and the cost of the same, and the holder of the first mortgage, or his assigns, shall have the right to deduct from the principal sum of the first mortgage indebtedness, with loss clause attached payable first, to the Trustee or Mortgagor, and any balance due, to the parties herein, to pay all prior impositions, taxes, and expenses.

IN THE EVENT OF a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal, interest and all other sums due thereon, shall become immediately due and payable by the grantor to the complainant, and such sum shall bear interest at seven per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, the same as if all of said indebtedness had been created by a separate instrument.

IN THE EVENT of the death, removal or absence from said County of the grantee, or of his refusal or failure to act, t
AUGUST G. MERKEL of said County is hereby appointed to be first successor in this trust; and if for

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.

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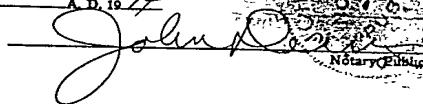
State of ILLINOIS
County of COOK } ss.

I, JOHN DUNN

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JOHN McGRATH and BRIGID ANN McGRATH, his wife,

personally known to me to be the same person whose names are affixed to the foregoing instrument, appeared before me this day in person, and acknowledged that the instrument stated and delivered the said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this
day of August A.D. 1974


John Dunn
Notary Public

REC'D SS

SECOND MORTGAGE Trust Deed

Box No. 216

JOHN McGRATH,
and BRIGID ANN McGRATH, his wife,
TO
JOSEPH DEZOMA, Trustee

THIS INSTRUMENT WAS PREPARED BY

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

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RECORDED OF DEEDS
COOK COUNTY ILLINOIS

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END OF RECORDED DOCUMENT