

UNOFFICIAL COPY

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

22 850 691

This Indenture, WITNESSETH, That the Grantors

EMMETT S. BENEFIELD and MARGUERITE BENEFIELD, his wife

of the Village of Maywood County of Cook and State of Illinois

for and in consideration of the sum of Fifteen hundred thirty eight and 46/100 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 Village of Maywood County of Cook and State of Illinois, to-wit:

Lot Two (2) (except the North Seventeen and six tenths (17.6) feet thereof)

all of Lot Three (3) and the North eight and eight tenths (8.8) feet of Lot Four

(4) in Block Seventy Eight (78) in Maywood, in the South West Quarter of Section 11, Township 39 North, Range 13, 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 EMMETT S. BENEFIELD and MARGUERITE BENEFIELD, his wife justly indebted upon their one principal promissory note bearing even date herewith, payable

WORTHY PRODUCTS CORPORATION, for the sum of Fifteen hundred thirty eight and 46/100

Dollars (\$1538.46) payable in 59 successive monthly instalments each of \$25.65

except the final instalment which shall be equal to or less than the monthly

instalments due on the note commencing on the 5th day of November 1974, and on

the same date of each month thereafter, until paid, with interest after maturity

at the highest lawful rate.

THIS GRANTOR covenant and agree as follows: (1) To pay said indebtedness and the interest thereon, as herein and in said notes provided, on 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; (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 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 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 pay 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 shall be bound 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 a debt of the grantor as the 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 legal 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 the 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, cost of procuring a complying abstract showing the whole title of said premises embracing foreclosure decree shall be paid by the grantor, and the like 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 or satisfaction given, until all such expenses and disbursements and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the heirs, executors, 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 said grantor or to any party claiming under said grantor, appoint a receiver to take possession and 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 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.

Witness the hand and seal of the grantor this 10th day of September A. D. 1974

Emmett S. Benfield (SEAL)

Marguerite Benfield (SEAL)

(SEAL)

(SEAL)

22 850 691

UNOFFICIAL COPY

State of Illinois
County of Cook

I, Bernard Brooks

a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
EMMETT S. BENEFIELD and MARGUERITE BENEFIELD, his wife

personally known to me to be the same person whose name's are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 10th
day of September A. D. 1974

Bernard Brooks
Notary Public.
My Commission Expires
May 8, 1978



PROPERTY OF COOK COUNTY CLERK'S OFFICE

RECORDED OF DEEDS
COOK COUNTY ILL.
1974 SEP 13 AM 9 51
SEP-16 1974 8 6 5 3 7 0 • 22850691 - A - Rec 5.00

5.00

Box No. 216
SECOND MORTGAGE
Trust Deed

EMMETT S. BENEFIELD and
MARGUERITE BENEFIELD, his wife
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY
J. He Matte
Northwest National Bank of Chicago
2985 North Milwaukee Avenue
Chicago, Illinois 60641

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