

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 NW 22 866 209

This Indenture, WITNESSETH, That the Grantor is ANDERSON E. MORGAN and EMMA L. MORGAN, his wife.

of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of Fifty hundred fifty two and 16/100 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 successor 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:

The South 1/2 of Lot 15 and all of Lot 16 in Block 18 in Sheldon Heights in the West 1/2 of Section 21, 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 or other laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WITNESAS, The Grantors, ANDERSON E. MORGAN and EMMA L. MORGAN, his wife. Justly indebted upon the sum of Fifty hundred fifty two and 16/100 (\$552.16) principal promissory note, bearing even date herewith, payable to BEST ENTERPRISES, for the sum of Fifty hundred fifty two and 16/100 (\$552.16) payable in 63 successive monthly installments each of \$60.15 except the final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 10th day of Nov 1971, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR... 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 taxes on the first day of June in each year, all taxes and assessments against said premises, and on delinquent or unpaid taxes thereon; (3) To pay within sixty days after destruction or damage to contents or fixtures, all building or improvements on said premises that may have been destroyed or damaged; (4) To keep all buildings now or at any time on said premises insured by companies to be selected by the trustee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with the lowest available policy rate; (5) To keep all buildings herein as a fire interest as may appear, which policies shall be for and remain with the said holder of the first mortgage until the indebtedness is fully paid; (6) To pay all prior indebtedness, with the interest thereon, at the time or times when the same shall become due and payable; (7) To pay all prior indebtedness or the interest thereon when due, the grantor or the holder of said indebtedness, may require such insurance, or may such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior indebtedness and the interest thereon from the date of payment in cash or by check, or by any other means, or by any other means, and the same with interest thereon from the date of payment in cash or by check, or by any other means, shall be so paid, and the holder of the first mortgage shall be bound to accept the same as full payment, and the holder of the first mortgage shall, as the holder of the legal title thereto, within sixty days after maturity, and with interest thereon, from the time of such maturity, to accept the same as full payment, or by suit at law, or by suit in equity, or by any other means, and the same as if all of said indebtedness had then matured by express contract.

IN WITNESS whereof the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foregoing hereof, including reasonable attorney's fees, unless for contempt or evidence, photographs or charge, cost of printing or compiling abstracts, allowing the whole life of said premises, including foreclosure decrees, shall be paid by the grantor... 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 aforesaid, may be a party, shall also be paid by the grantor... All such expenses and disbursements shall be an additional lien upon said premises, which lien shall be a lien in equity, and shall be enforceable in any court that may be rendered, in such foreclosure proceeding which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release thereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees have been paid. The grantor... for said grantor... and for the heirs, executors, administrators and assigns of said grantor... all rights in the possession of, and interest from, said premises pending such foreclosure proceedings, and agree... that with the filing of any lien or discharge of said debt, the error in which shall be paid, may as one and without pooling 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 WITNESS of the death, removal or absence from said... County of the grantor, or of his refusal or failure to act, then ANDERSON E. MORGAN... of said County is hereby appointed to be first successor in this trust and if for any reason he is unable to act, then EMMA L. MORGAN... of said County is hereby appointed to be second 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 paying his reasonable charges.

Witness the hand... and seal... of the grantor... this 10th day of November, A. D. 1971

ANDERSON E. MORGAN (SEAL) EMMA L. MORGAN (SEAL)

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UNOFFICIAL COPY

State of Illinois  
County of Cook



I, Frank Fubing  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Anderson Margosa and  
Conrad Margosa  
personally known to me to be the same persons 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 THIS 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 23rd  
day of September, A. D. 1974  
Frank Fubing  
Notary Public.

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Sec. No. 256  
SECOND MORTGAGE  
**Trust Deed**  
ANDREW J. MERRILL SR.  
AND L. MERRILL, his wife  
TO  
JOSSE BROWN, trustee

L. de Mello

22566219

END OF RECORDED DOCUMENT