

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JULY 1973

22 870 296

GEORGE E. COLE  
LEGAL FORMS

THIS INSTRUMENT, WITNESSETH That **LOYD LOVE**

(hereinafter called the Grantor) of **15132 Winchester** **Harvey** **Illinois**  
(No and Street) (City) (State)

for and in consideration of the sum of **Three Thousand Eight Hundred Seventy-Nine and 36/100** Dollars  
in hand paid, **CONVEY AND WARRANTS** to **JOHN E. JANSEN, trustee**  
of **15340 Dixie Highway** **Harvey** **Illinois**  
(No and Street) (City) (State)

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein the fol-  
lowing described real estate, with the improvements thereon including all heating, air conditioning, 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 **Harvey** County of **Cook** and State of Illinois to wit

**Lots 17 & 18 in Block 4 in Harvey Residence Subdivision of the West 1/2  
of the Northeast 1/4 of Section 18, Township 36 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

WITNESSETH The Grantor **LOYD LOVE**

justly indebted upon **his** principal promissory note bearing even date herewith payable  
**in 36 successive monthly instalments of \$107.76 each beginning on November 10, 1974,**  
**and thereafter on the same date of each subsequent month until paid in full.**

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon as hereinafter provided in said note or  
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 on 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 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 incum-  
brances, 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 of 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 ac-  
crued 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 all of 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 plaintiff in connection with the fore-  
closure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or com-  
pleting 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 dec-  
ree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and  
the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and  
assigns of the 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 complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and with-  
out notice to the Grantor, or to any party claiming under the 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.

The name of a record owner is **LOYD LOVE**

IN THE EVENT of the death or removal from said **Cook** County of the grantee, or of his resignation,  
refusal or failure to act, then **Donald P. Bailey** 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 **7th** day of **October**, 19**74**

This document prepared by:  
**Pamela J. Heim**  
**First State Bank of Harvey**  
**15340 Dixie Highway**  
**Harvey, Illinois 60426**

*Lloyd Love* (SEAL)

(SEAL)

22 870 296

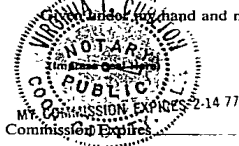
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STATE OF Illinois )  
COUNTY OF Cook ) ss.

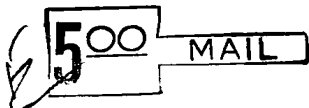
I, Virginia T. Cureton, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that LOYD LOVE

personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead

and of my hand and notarial seal this 7th day of October 19 74



*Virginia T. Cureton*  
Notary Public

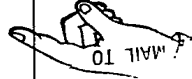


BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**

TO

Mail to:

First State Bank of Harvey  
15340 Dixie Highway  
Harvey, Illinois 60426



GEORGE E. COLE  
LEGAL FORMS

**END OF RECORDED DOCUMENT**