

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM

FORM No. 2202
JULY 1973

22 909 813

GEORGE E. COLE
LEGAL FORMS

THIS INSTRUMENT WITNESSETH THAT

the grantor called the Grantor is CLIFFORD W. FEIFER of the County of COOK State of ILLINOIS

for the consideration of the sum of Twenty Five Thousand Dollars (\$25,000.00) Dollars and paid CASH AND WARRANT to the Court of Common Pleas Assessor of Cook County Illinois County of Cook 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 a building, 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 County of Cook State of Illinois to-wit:

Lot 10, Block 1, Subdivision 1, of the Chicago and North Branch of the Chicago River, City of Chicago, Cook County, Illinois.

It is covenanted and agreed by and between the parties hereto that the Grantor shall

pay and discharge all taxes and assessments levied or assessed against the premises and the interest thereon as herein and in said note or notes provided or according to any agreement extending time of payment to pay prior to the first day of June in each year all taxes and assessments against said premises and on demand by a sheriff or other officer of the County of Cook Illinois within sixty days after expiration of the term of such tax or assessment and the interest thereon and the same with 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

The Grantor covenants and agrees as follows: (1) To pay and discharge all taxes and assessments levied or assessed against the premises and the interest thereon as herein and in said note or notes provided or according to any agreement extending time of payment to pay prior to the first day of June in each year all taxes and assessments against said premises and on demand by a sheriff or other officer of the County of Cook Illinois within sixty days after expiration of the term of such tax or assessment and the interest thereon and the same with 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 (2) To keep all buildings now or at any time on said premises insured in companies to be selected by the grantor 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 secondly 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 (3) 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 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 lien 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 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 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 foreclosure hereof including reasonable attorney's fees, six days 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 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 All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any order 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 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 rights 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 without 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 CLIFFORD W. FEIFER of the County of COOK State of ILLINOIS County of the grantee, or of his resignation, refusal or failure to act, then Recorder of Deeds 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 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 19 day of November 19 74
Clifford W. Feifer (SEAL)
(SEAL)

Property of Cook County

22 909 813

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2013 JUL 11 35

STATE OF ILLINOIS

COUNTY OF COOK

I, Robert E. Anderson, Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Robert Thomas & Associates

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 Robert Thomas & Associates signed, sealed and delivered the said instrument as their free and voluntary act for the use and purpose therein set forth including the release and waiver of the right of homestead

and under my hand and notarial seal this

day of July 11, 2013

My Comm. Expires



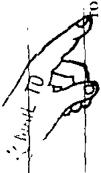
Robert E. Anderson
Notary Public

Commission Expires

My Comm. Expires

MAIL

BOX No. 100
SECOND MORTGAGE
Trust Deed



ROBERT THOMAS & ASSOCIATES
225 ... ARLINGTON HEIGHTS RD.
ELK GROVE VILLAGE, IL 60007

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT