

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JULY, 1973

22 960 467.

GEORGE E. COLE  
LEGAL FORMS

28-5603 1

THIS INDENTURE, WITNESSETH, That Warren L. Smith & Sarah E. Smith, His Wife

(hereinafter called the Grantor), of 5458 S. Menard, Chicago, Illinois 60638

for and in consideration of the sum of Six Thousand Six Hundred & 00/100 (\$6600.00) --- Dollars  
in hand paid, CONVEY AND WARRANT to Joel Salk, Trustee  
of 1010 Dixie Highway, Box 517, Chicago Heights, Illinois 60411

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, 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 Chicago County of Cook and State of Illinois, to-wit:

The South 30 feet of the North 120 feet of Lot 11 (except the East 33 feet thereof Subject to Street) and the South 30 feet of the North 120 feet of the East 30 feet of Lot 12 in the Subdivision of that part of the Southeast 1/4 of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian lying South of Archer Avenue, 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 Grantor s Warren L. Smith & Sarah E. Smith, His Wife justly indebted upon One principal promissory note bearing even date herewith, payable in the sum of Six Thousand Six Hundred & 00/100 (\$6600.00) dollars, in Sixty (60) equal and successive monthly installments of One Hundred Ten & 00/100 (\$110.00) dollars, each, beginning November 28, 1974 and ending October 28, 1979.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and 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 to 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; their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustees 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 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 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 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, outlays 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 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 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 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: \_\_\_\_\_ County of the grantee, or of his resignation, refusal or failure to act, then Joseph R. Perozzi 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 S and seal S of the Grantor S this 23rd day of October, 19 74.

Warren L. Smith (SEAL)  
Sarah E. Smith (SEAL)

This instrument prepared by:  
Jo Ann Miglio  
6029 W. Irving Park Road  
Chicago, Illinois 60634

22 960 467  
22 960 467

UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Warren L. Smith & Sarah E. Smith,  
His Wife

personally known to me to be the same person s 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.



and in my hand and notarial seal this 23rd day of October, 19 74.

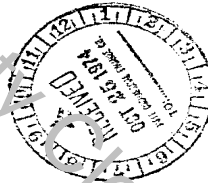
*[Signature]*  
Notary Public

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

TO



PLEASE RETURN TO:

JAFFE COMMERCIAL FINANCE  
1010 Dixie Highway-Box 517  
Chicago Heights, Ill. 60411

GEORGE E. CALE  
LEGAL FORMS

END OF RECORDED DOCUMENT