

22 270 152

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

This Indenture, WITNESSETH, That the Grantor^S

GEORGE KING and LILLIE B. KING, his wife

of the City of Chicago County of Cook and State of Illinois
 for and in consideration of the sum of Twenty-eight Hundred Twenty & 51/100 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 appa-
 ratus 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:
 Lot 34 in Henry Botsford's Subdivision of that part lying South of
 North 72 Rods and North of South 78 Rods of East Half of the South
 East Quarter of Section 8, Township 38 North, Range 14, East of the
 Third Principal Meridian (except the South 33 feet and except the
 East 33 feet thereof) 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 GEORGE KING and LILLIE B. KING, his wife

justly indebted upon their one principal promissory note bearing even date herewith, payable
 GEROMI BUILDERS, INC., for the sum of Twenty-eight Hundred Twenty &
 51/100 Dollars (\$2820.51) payable in 59 successive monthly instalments
 each of \$47.01 except the final instalment which shall be equal to or
 less than the monthly instalments, up on the note commencing on the
 25th day of May, 1973, and on the same date of each month thereafter,
 until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR^S 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 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 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 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 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 to so 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 liens 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.
 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 the date 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 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 here-
 of, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts, 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 pro-
 ceeding 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. A 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 proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof 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, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and any party
 claiming under said grantor, shall appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the
 premises.

In the EVENT of the death, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, the
 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 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 26th day of March A. D. 1973

George King (SEAL)
 Lillie B. King (SEAL)
 (SEAL)
 (SEAL)

22 270 152

UNOFFICIAL COPY

State of Illinois }
County of Cook } ss.

I,

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
GEORGE KING and LILLIE B KING, his wife

personally known to me to be the same persons whose names 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 26th
day of March A.D. 1973

Walter Stover



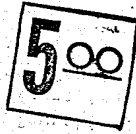
SS 510 125

Edw. R. Allen
1973 APR 2 AM 11:00

RECORDS OF DEEDS
COOK COUNTY ILLINOIS

APR-2-73 60142 • 22270152 • A — Rec

5.00



Box No. 246

SECOND MORTGAGE

Trust Deed

GEORGE KING and

LILLIE B. KING, his wife

TO

JOSEPH DEZONNA, Trustee

NORTHWEST NATIONAL BANK
OF CHICAGO
CONSUMER CREDIT DEPT.
373 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641

22270152

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