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

This Indenture, WITNESSETH, That the Grantors
WALTER C. ROSS and EARTHA ROSS, his wife

of the City of Chicago, County of Cook and State of Illinois
for and in consideration of the sum of Forty-eight Hundred Fifty-four & 86/100 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
beneath, the following described real estate, with the improvements thereon, including all heating, gas and plumbing ap-
paratus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the City of Chicago Height County of Cook and State of Illinois, to-wit:
Lot 11 in Block 13 in Beacon Hills, being a Subdivision of part of
Sections 19, 20, 29 and 30, Township 35 North, Range 14, East of the
Third Principal Meridian, in Cook County, Illinois.

Hersby 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 Grantors WALTER C. ROSS and EARTHA ROSS, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable
CHURCHILL BUILDERS, INC. for the sum of Forty-eight Hundred Fifty-four & 86/100 Dollars (\$4854.86) payable in 33 successive monthly instalments
each of \$57.80 except the final instalment which shall be equal to or
less than the monthly instalments due on the note commencing on the
15th day of June, 1973, and on the same date of each month thereafter,
until paid, with interest after maturity at the highest lawful rate.

The Grantors covenant and agree, as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note provided, or
according to the terms of the same, and to keep all buildings, structures, and other improvements on said premises in good repair, and to demand and to receive receipts therefor; (2) within sixty days after destruction or damage to any building, apparatus or fixtures on said premises
that may have been destroyed or damaged; (3) that waste to said premises shall not be committed or suffered; (4) to keep all buildings, — or at any time on
any premises situated in Cook County, Illinois, and to pay all taxes, assessments, or other charges which may be levied on any of the buildings or fixtures
of the first mortgagor in preference, 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 Mortgagor or Mortgagee until the indebtedness is fully paid; (4) to pay all premiums, taxes,
and the like thereon, at the time when the said indebtedness is paid, or before payment, if the same shall be due; (5) to pay all expenses of collection,
or otherwise, in case of failure to pay, or to pay such taxes or assessments, or the premium thereon or the interest thereon when due, the trustee 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 indebtedness or
any prior indebtedness, and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand,
the same to the trustee or holder of said indebtedness, or to the state or county or other governmental unit which it may be due, and the same to be recovered
by suit at law, or both, the same as if all of said indebtedness had been expressed terms.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all such taxes,
expenses, and interest per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had been
expressly so agreed.

It is AGREED by the grantor, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure
of any of the aforesaid covenants or agreements, or in the enforcement of any of the same, including attorney's fees, costs of removal or replacement of
title of said premises embracing foreclosure decree, shall be paid by the grantor, — and the like fees and disbursements, caused by any suit or action
pending 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 item of expense and shall be treated as such in any decree that may be rendered in such proceeding
provided, however, whether decree of suit shall have been rendered or not, shall not be denied or set aside, and the same to be recovered
and disbursed, 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, the premises pending such foreclosure proceeding, and agree, — that
upon the entry of a decree for foreclosure, or the like, in any suit or action, or upon the filing of a notice of sale, or the like, in any proceeding
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 the event of the death, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, then
AUGUST G. Merkel
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 the 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 the 16th day of April 1973 A. D. 1973

X WALTER C ROSS (SEAL)

X EARTHA ROSS (SEAL)

(SEAL)

(SEAL)

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State of Illinois }
County of Cook }

I, CHARLOTTE LEVIN

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
WALTER C. ROSS and EARTHA ROSS, his wife

personally known to me to be the same person whose name 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.

Subs under my hand and Notarial Seal, this 16th
day of April A. D. 1973

Charlotte Levin

RECOOER OF DEEDS
COOK COUNTY ILLINOIS

1973 APR 23 PM 12 11

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5.00



Box No. 246
SECOND MORTGAGE
Trust Deed

WALTER C. ROSS and
EARTHA ROSS, his wife
TO
JOSEPH DEZONNA, Trustee

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NORTHWEST NATIONAL BANK
OF CHICAGO
CONSUMER CREDIT DEPT.
3973 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641

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