

22 316 162

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

This Indenture, WITNESSETH, That the Grantor S**JAMES M. GRIFFIN and SUSAN M. GRIFFIN, his wife**

of the City of Park Ridge County of Cook and State of Illinois
for and in consideration of the sum of Thirty-two Hundred Five & 13/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee

of the City of Chicago County of Cook and State of Illinois
herein, the following described real estate, with the improvements thereon, including all heating, 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 Park Ridge County of Cook and State of Illinois, to-wit:
Lot Seven (7) in Block Three (3) in McCabe and Son's Park Ridge Crest, being a Subdivision of Lot 3 in Division of 42 acres of land the West line drawn parallel with the East line thereof and being all of Lot 1 in Assessor's Division of the North East Quarter of Section 2, Township 40 North, Range 12, 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.

WHEREAS, The Grantor **S JAMES M. GRIFFIN and SUSAN M. GRIFFIN, his wife**

justly indebted upon their one principal promissory note bearing even date herewith, payable LIBERTY BUILDERS, INC., for the sum of Thirty-two Hundred Five & 13/100 Dollars (\$3205.13) payable in 59 successive monthly instalments each of \$53.42 except the final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 25th 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 GRANTOR, Servant, 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 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 grantor or co-grantor 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 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 encumbrance, and all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor, agrees, to repay immediately, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured by this deed.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued 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 by both, the same as if all of said indebtedness had then accrued 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 enforcement of the 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 decree that may be rendered in such proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such costs 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 agree that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party 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 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 April A. D. 19 73

x James M. Griffin (SEAL)

x Susan M. Griffin (SEAL)

____ (SEAL)

____ (SEAL)

UNOFFICIAL COPY

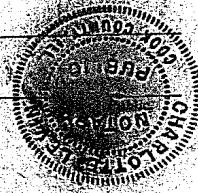
State of Illinois
County of Cook } ss.

I, CHARLOTTE LEVIN
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JAMES M. GRIFFIN and SUSAN M. GRIFFIN, 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.

Given under my hand and Notarial Seal, this 26th
day of April A. D. 1973

Charlotte Levin



RECORDED
MAY 8 1973
AM 10 58
CLERK'S OFFICE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

MAY-8-73 6:29:17 • 20316162 • A — Rec

5.00

5.00

Box No. 246

SECOND MORTGAGE

Trust Deed

JAMES M. GRIFFIN and
SUSAN M. GRIFFIN, his wife
TO
JOSEPH DEZONNA, Trustee

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

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END OF RECORDED DOCUMENT