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TRUST DEED 5070-15
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

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GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That ROBERT L. IVERSON and MICHELLE IVERSON, his wife
(hereinafter called the Grantor), of the Village of River Forest County of Cook
and State of Illinois, for and in consideration of the sum of
Ten Dollars (\$10.00) and other Good and Valuable consideration Dollars
in hand paid, CONVEY AND WARRANT to Chicago Title and Trust Company
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, 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 Village of River Ridge County of Cook and State of Illinois, to-wit:

The part of the North East Quarter of the North West Quarter of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, Described as follows:
Beginning at a point in a line 357 feet East of the West line of the North East Quarter of the aforesaid North West Quarter that is 63 feet South of the North line of aforesaid North West Quarter, thence South in aforesaid line, a distance of 13.27 feet to a point in the South line of the North Half of the North East Quarter of the aforesaid North West Quarter; thence Southeasterly in a line, a distance of 106.83 feet to a point in a line 426 feet East of the West line of the North East Quarter of aforesaid North West Quarter that is 81.55 feet South of the aforesaid South line of the North half of the North East Quarter of the North West Quarter; thence South in last described line, a distance of 190.34 feet to a point in the North line of the South 391.25 feet of the North East Quarter of the North West Quarter aforesaid section 18; Thence West in aforesaid North line of the South 391.25 feet, a distance of 236 feet to a point in a line that is 190 feet East of the West line of aforesaid North East Quarter of the North West Quarter; thence North in aforesaid line, 190 feet East of the North East Quarter of the North West Quarter, a distance of 127.50 feet to a point; thence Northwesterly in a line, a distance of 153.84 feet to a point in the West line of the East 1270 feet of the aforesaid North West Quarter and 722 feet South of the North line of aforesaid North West Quarter; thence North in last described line, a distance of 30 feet to a point; thence East parallel to the North line of aforesaid North West Quarter, a distance of 152.96 feet to a point in the aforesaid line that is 190 feet East of the North East Quarter of the North West Quarter; thence North in last described line, a distance of 112.00 feet; thence East parallel to the North line of aforesaid North West Quarter, a distance of 167.00 feet to the point of beginning, all in Cook County, Illinois.

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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 is **ROBERT L. IVERSON and MICHELLE IVERSON, his wife are** justly indebted upon one principal promissory note bearing even date herewith, payable in installments of principal and interest commencing on the 30th day of June 1974 with final payment due before the 30th day of June, 1978.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note 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 as 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, pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and 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, charges for documentary evidence, stenographer's charges, cost of procuring a 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 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 a 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.

IN THE EVENT of the death, removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then _____ 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 and seal of the Grantor is 18th day of April 19 73

587645
 CHICAGO TITLE AND TRUST COMPANY, TRUSTEES
 Assistant Trust Officer/Secretary

Robert L. Iverson (SEAL)
Michelle Iverson (SEAL)
 BOX 533
 apt 111 Washington

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mail to:
 William R. Jordan
 135 So. La Salle St., Chicago, Ill. 60603

NO FAVORABLE CONSIDERATION

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Property of Cook County Mortgage

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Adelle J. Denny, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT L. IVERSON and MICHELLE IVERSON, 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 homestead.



and notarial seal this 18th day of April, 19 73

Adelle J. Denny
Notary Public

Commission Expires Nov 10, 1974

COOK COUNTY, ILLINOIS
FILED FOR RECORD

RECORDED BY DEEDS

MAY 17 '73 12 30 PM

22329066

BOX No. _____
SECOND MORTGAGE
Trust Deed
TO _____

GEORGE F. COLE
LEGAL CLERK

END OF RECORDED DOCUMENT