

# UNOFFICIAL COPY

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

23 409 345

This Indenture, WITNESSETH, That the Grantor:

ROBERT L. DOUGLAS and LOUISE DOUGLAS, his wife and  
SAMUEL A. WRIGHT, JR. and QUEEN WRIGHT, his wife

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Sixty three hundred three and 60/100 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 heirs and assigns 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 apparatus 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 7 feet of Lot 12 and all of Lot 13 and the North 10 feet of Lot 14  
in Block 3 of William C. Wood's 5th Palmer Park Addition, being a Subdivision  
of the West 243 feet of Block 3 (except the South 165 feet thereof) in  
Pullman Park Addition to Pullman, in Section 22, Township 37 North, Range  
14, East of the Third Principal Meridian.

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. DOUGLAS and LOUISE DOUGLAS, his wife and  
SAMUEL A. WRIGHT, JR. and QUEEN WRIGHT, his wife  
justly indebted upon their one principal promissory note bearing even date herewith, payable  
1st Metropolitan Builders Division of Melmar Construction Company, Inc.,  
for the sum of Sixty three hundred three and 60/100 Dollars (\$6303.60)  
payable in 59 successive monthly instalments each of \$105.06 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 April 1966 and on the same date of  
each month thereafter, until paid, with interest after maturity at the highest  
lawful rate.

THE GRANTOR, covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and as said note provided, or and on demand to exhibit receipts therefor; (2) 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; (3) That water in said premises shall not be committed or suffered; (4) To keep all buildings now or at any time on said premises insured in companies to be selected by the grantor herein, who is hereby authorized to place such insurance in companies and as to the holder of the first mortgage indebtedness, with loss clauses attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein. If no insurance may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (5) To pay all price, taxes, assessments and 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 price, taxes or interest thereon when due, the grantor of the hold 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 of the same with interest thereon from the date of payment of same 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 lender hereon, 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, in 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 hereof - including reasonable solicitor's fees, outlays for documentary evidence, commissioner'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 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 foreclosure proceedings; which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release herof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for 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 in foreclosure on the 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 and charge of said premises with power to collect the rents, issues and profits of the said premises.

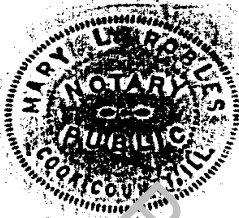
IN THE EVENT of the death, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, then August G. Merkel of said County is hereby appointed to be first successor in this trust; and if for any cause said first successor fail or refuse to act, the person who shall 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 3rd day of March A. D. 1976

x Samuel A. Wright Jr. (SEAL)  
x Louise Douglas (SEAL)  
x Robert S. Doyle (SEAL)  
x Louise Douglas (SEAL)

23 409 345

State of Illinois  
County of Cook



I, Mary L. Robles  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
ROBERT L. DOUGLAS and LOUISE DOUGLAS, his wife and  
SAMUEL A. WRIGHT, JR. and QUEEN WRIGHT, 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 3rd  
day of March A. D. 1976

Mary L. Robles  
Notary Public

Property of Cook County Clerk's Office

RECORDED ON DEEDS  
COOK COUNTY ILLINOIS

1976 MAR 8 10 49

MAR-8-76 151929 • 23409345 • A — Rec 10.00

10<sup>00</sup>

Box No. 246

SECOND MORTGAGE

# Trust Deed

ROBERT L. DOUGLAS and  
LOUISE DOUGLAS, his wife and  
SAMUEL A. WRIGHT, JR. and  
QUEEN WRIGHT, his wife  
TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY

L. J. Meller  
Attorney at Law, Bank of Chicago  
2755 North La Salle Street  
Chicago, Illinois 60641

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