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TRUST DEED
SECOND MORTGAGE FORM Illinois

FORM No. 2202
September, 1975

23 038 658

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH that WILLIAM R. MITCHELL and DIXIE DIANE MITCHELL,
formerly known as DIXIE DIANE DURBIN
hereinafter called the Grantor of 208 S. Frederick Chicago Heights Illinois

for and in consideration of the sum of TWO THOUSAND NINE HUNDRED SEVENTY-FIVE & 00/100 Dollars
with and paid CONVEY AND WARRANT to O. KENNETH THOMAS
of 169 E. 154th Street Harvey Illinois

and their successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-
lowing 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 City
of Chicago Heights county of COOK and State of Illinois, to-wit

Lot 1 in Block 3 in Serena Hills Unit No. 2 being a Subdivision
of the North 690.35 feet of that part of the North half of the
South West quarter of Section 8, Township 35 North, Range 14
East of the Third Principal Meridian, lying West of the center
line of the existing 20 foot wide concrete pavement, Reigel Road,
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 WILLIAM R. MITCHELL and DIXIE DIANE MITCHELL are
justly indebted upon their principal promissory note bearing even date herewith payable

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon as hereinafter provided and in said note or
notes provided or according to the agreement extending time of payment (2) to pay when due and each year all taxes and assessments
against said premises and on demand to exhibit receipts therefor (3) to insure said premises against fire and lightning to rebuild or restore
all buildings or improvements on said premises that may in one year be destroyed or damaged and to maintain said premises in good repair and to keep
committed or suffered (4) to keep all buildings and improvements on said premises insured in compliance with the policy herein (5) to place such
herein (6) to place such insurance in compliance acceptable to the holder of the first mortgage indebtedness with
loss clause attached payable to the first mortgagee (7) to pay to the holder of the first mortgage all interest due and unpaid when
process shall be left and remain with the said Mortgagee or Trustee or the holder of the first mortgage (8) to pay to the holder of the first mortgage
and the interest thereon at the time or times or on the terms specified in the note and to the

IS THE EVENT of failure so to insure or pay the cost of such insurance or the interest thereon when due the
grantor or the holder of said indebtedness may proceed to insure said premises and to pay the cost of such insurance and the
taxes on the real estate and to pay the interest thereon and to foreclose the mortgage and to sell the premises and to pay the
Grantor agrees to repay immediately without delay and to the same satisfaction the amount of the principal and interest and all
percentage shall be so much additional indebtedness secured hereby

IS THE EVENT of breach of any of the aforesaid covenants or agreements of hereinafter the whole of said indebtedness including principal and all
accrued interest shall at the option of the holder of the first mortgage become immediately due and payable and the interest
thereon from time of such breach at eight per cent per annum shall be received by the holder of the first mortgage and 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 plaintiff in connection with the fore-
closure hereof including reasonable attorney's fees, outlays for documentary evidence, stamp duty charges, cost of printing and com-
pleting abstract showing the whole title of said premises embraced in the decree shall be paid by the Grantor and the
expenses and disbursements occasioned by any suit or proceeding wherein the grantor or the holder of any part of said indebtedness
such as may be a party shall also be paid by the Grantor All such expenses and disbursements shall be in addition to the principal and interest
shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings which proceedings where a
foreclosure 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 right 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 with-
out 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

The name of a record owner is WILLIAM R. MITCHELL and DIXIE DIANE MITCHELL
IN THE EVENT of the death or removal from said County of the grantee, or of his resignation,

refusal or failure to act, then BARBARA THOMAS 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 this 13th day of August 1976
William R. Mitchell (SEAL)
Dixie Diane Mitchell (SEAL)

This instrument was prepared by _____
(NAME AND ADDRESS)

23 038 658

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1976 SEP 16 PM 12 46

STATE OF ILLINOIS
COUNTY OF COOK

I, JOANNE TRUSCHKA, a Notary Public in and for said County, in the
State of Illinois DOUBTLESSLY and WILLIAM R. MITCHELL and DIXIE DIANE
MITCHELL, 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 13th day of August 1976



Joanne Truschka
Notary Public

July 29, 1979

Registration No. _____
Office Title and Trust _____
Assistant Secretary



BOX No. _____
SECOND MORTGAGE
Trust Deed

to

*Return to Joanne Truschka
1000 N. Dearborn St.
Chicago, IL 60610*

8 23 59 76
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT