

UNOFFICIAL COPY

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

23 710 246

This Indenture, WITNESSETH, That the Grantors
PERCY JAKES and VINNIE JAKES, his wife

of the City of Chicago County of Cook And State of Illinois
for and in consideration of the sum of Fifty two hundred ninety eight and 00/100 Dollars

in hand paid CONVEY AND WARRANT to JOSEPH DEZONIA, Trustee
of the County of Cook and State of Illinois
and to his heirs 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 fixtures, 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:
Lot 4 in Van Ethen's West Pullman Park Subdivision, being a Resubdivision of
Lot 7 in Andrew's Subdivision of the East 1/2 of the Southwest 1/4 and the
Southeast Fractional 1/4 of Section 28, Township 37 North, Range 14, East of
the Third Principal Meridian North of the Indian Boundary Line.

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 Grantors PERCY JAKES and VINNIE JAKES, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable
BROWN CONSTRUCTION COMPANY, INC.,

for the sum of Fifty two hundred ninety eight and 00/100 Dollars (\$5298.00)

payable in 59 successive monthly installments of \$88.30 except the final
installment which shall be equal to or less than the monthly installments due
on the note commencing on the 1st day of June 1966 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 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 to defend to the extent receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improve same on said premises
which 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 said mortgage indebtedness, with loss clause attached payable first to the Trustee or Mortgagee, and second, to the Trustee herein, 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 fire, wind, hail, or other
incurrences, and the interest thereon, at the time or times when the same shall become due and payable.

In the event of failure to insure, or pay taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
said indebtedness, the holder of said mortgage indebtedness may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay
said indebtedness, and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand, and
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 complainant in connection with the foreclosure here-
inbefore, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole
of said premises embracing foreclosure decree shall be paid by the grantor and the like expenses and disbursements, occasioned by any suit or pro-
ceeding 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 proceeding, whether decree of sale shall have been entered or not, shall not be dismissed nor a release hereof given, until all such expenses
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
acting 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 grantee, or of his refusal or failure to act, then
August T. 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
said County entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantors this 11th day of November, A. D. 1966

X PERCY JAKES (SEAL)

(SEAL)

(SEAL)

(SEAL)

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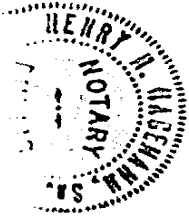
REC'D JAMES E. ...
COOK COUNTY CLERK

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State of Illinois }
County of Cook } ss.



I, Henry H. Hageman
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
PERCY JAKES and VINNIE JAKES, 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 15th
day of November A. D. 19 76

Henry H. Hageman
Notary Public.

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Property of Cook County Clerk's Office

Doc. No.

SECOND MORTGAGE

Trust Deed

PERCY JAKES and
VINNIE JAKES, his wife
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
V. S. White
Northwest National Bank of Chicago
3985 North Milwaukee Avenue
Chicago, Illinois 60641

23710246

END OF RECORDED DOCUMENT