

This Indenture, WITNESSETH, That the Grantor s., Tom and Minnie Jackson

of the City of Chicago County of Cook and State of Illinois 807100 for and in consideration of the sum of Four Thousand Seven Hundred Fourty-One and Dollars in hand paid, CONVEY AND WARRANT to Merchandise National Bank of Chicago 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, 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 17 in Block 7 in Frank R. Ivey' Resubdivision of Lots 15, 16, 17 and 18 in Andrews' Subdivision of the East 1/4 of the South West 1/4 and the South Fractional 1/4 of Section 28 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 s., Tom and Minnie Jackson

justly indebted upon a principal promissory note bearing date herewith, payable To Merchandise National Bank of Chicago in the amount of \$4,741.80, to be made in 84 equal installments of \$56.45 each beginning June 5, 1977 and ending May 5, 1984.

THE GRANTOR S. 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 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 on 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 insurances attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as it or interests may appear, which policies shall be kept 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 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 affecting said premises or pay the same with interest thereon from the date of payment at seven per cent. per annum, and the grantor agrees to repay immediately without demand, and

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 S 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, stamping charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree shall be paid by the grantor S; and the like expenses and disbursements, occasioned by any suit or 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 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 sale, 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 grantee, or of his refusal or failure to act, then

any like cause, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be first successor in this trust; and if for 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 the reasonable charges.

Witness the hand and seal of the grantor this 25th day of April A. D. 19 77

This document prepared by x Tom Jackson (SEAL)

Marion Agan x Minnie Jackson (SEAL)

Merchandise National Bank (SEAL)

Merchandise National Bank (SEAL)

Chicago, Illinois 60651 (SEAL)

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County Clerk's Office

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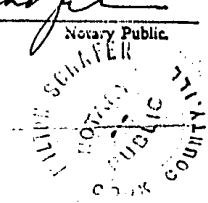
State of Illinois APR 23 11 12 07  
County of Cook ss. APR 28 71 364611 • 23904836 • A Rec 10.00

I, Milton Schaffer  
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that  
Tom and Minnie Jackson

personally known to me to be the same person whose name is subscribed to the foregoing  
Instrument, appeared before me this day in person, and acknowledged that he signed, sealed and  
delivered the said instrument as the 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 21st  
day of April A. D. 1971

Milton Schaffer  
Notary Public



My Commission Expires Jan. 11, 1979

Box No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
Tom and Minnie Jackson  
TO  
Merchandise National Bank of  
Chicago, Chicago, Illinois



23904836

END OF RECORDED DOCUMENT