

# UNOFFICIAL COPY

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

23 017 205

This Indenture, WITNESSETH, That the Grantor s.....  
 HILDUR L. RYAN, a widow and  
 ERWIN J. VRABEL and PATRICIA R. VRABEL, his wife  
 of the City of Chicago County of Cook and State of Illinois  
 for and in consideration of the sum of Thirty six hundred four and 66/100 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 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 appar-  
 atus 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 Fifty-three (53) in William H. Britiger's Lawrence Avenue Resubdivision  
 in the South West Quarter (1/4) of Section 10, Township 40 North, Range 13,  
 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 Grantors HILDUR L. RYAN, a widow and ERWIN J. VRABEL and PATRICIA R. VRABEL, HIS WIFE  
 justly indebted upon their one principal promissory note bearing even date herewith, payable  
 NORTHWEST NATIONAL BANK OF CHICAGO, for the sum of Thirty six hundred four and  
 68/100 Dollars (\$3604.68) payable in 35 successive monthly instalments each of  
 \$100.13 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 May 1975, and on  
 the same date of each month thereafter, until paid, with interest after maturity  
 at the highest lawful rate.

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 in 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 let and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior liens, taxes and  
 and the 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 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  
 all prior incumbrances and the 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 complainant in connection with the foreclosure here-  
 of, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract foregoing 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 pro-  
 ceeding 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 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  
 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  
 AUGUST G. MENKEL 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 6th day of March A. D. 1975  
 Hildur L. Ryan (SEAL)  
 Erwin J. Vrabel (SEAL)  
 Patricia R. Vrabel (SEAL)

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State of Illinois  
County of Cook } ss.

1975 MAR 20 9 59 AM '75

I, \_\_\_\_\_  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_  
HILDA L. RYAN, a widow and  
ERWIN J. VRABEL and PATRICIA R. VRABEL, his wife  
personally known to me to be the same persons whose names \_\_\_\_\_ 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 6th  
day of March A. D. 1975  
Lucille J. Hardy  
Notary Public.

Property of Cook County Clerk's Office



23017205

Box No. 246  
**SECOND MORTGAGE**  
**Trust Deed**  
HILDA L. RYAN, a widow and  
ERWIN J. VRABEL and  
PATRICIA R. VRABEL, his wife  
TO  
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT  
L. La Melle  
Chicago, Illinois

END OF RECORDED DOCUMENT