

UNOFFICIAL COPY

Account No. 16800227

23 296 252

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

This Indenture, WITNESSETH, That the Grantor Mary Matthews (Div.) AKA Mary Terrell
and James Terrell Jr.

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

for and in consideration of the sum of Eighty-nine Hundred Fifty-nine & 20/100 (\$8,959.20) Dollars

in hand paid, CONVEY AND WARRANT to Continental Illinois National Bank & Trust
Company of Chicago whose principal address is 231 South LaSalle, Chicago, Illinois 60690
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 Forty One (41) and the East Half (1/2) of Lot Forty Two (42) in Block Twenty Three (23) in Gross Subdivision of Blocks Twenty Five (25) and Twenty Six (26) and the South Half (1/2) of Blocks Twenty Three (23) and Twenty Four (24) in Dauphin Park Addition of Section 3, 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 Mary Matthews (Div.) AKA Mary Terrell & James Terrell Jr.

justly indebted upon One (1) Principal promissory note bearing even date herewith, payable in monthly installments beginning November 15, 1975 with final payment due, if not sooner paid, on October, 1980.

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 on 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 any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in corporations 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 left 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 grantor or its 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... agree... to repay immediately without interest, and the same with interest thereon from the date of payment at 10% 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 10% 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 hereof including reasonable solicitor's fees, outlays for documentary evidence, stenographer'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 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 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... County of the grantee, or of his refusal or failure to act, then... 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 July A. D. 19 75

James Terrell Jr. (SEAL)
Mary Matthews (Div.) (SEAL)
Mary Terrell (SEAL)
(SEAL)

* Twelve (12) Per Cent
This instrument prepared by: George E. Schwertfeger, 231 S. LaSalle, Chicago, Ill.

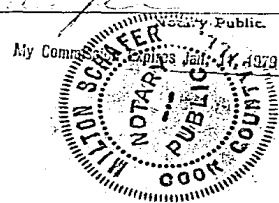
23 296 252

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State of ILLINOIS
County of COOK } ss.

NOTARY PUBLIC
MILTON SCHAFER
NOTARY PUBLIC
COOK COUNTY
ILLINOIS
My Commission Expires July 17, 1979
75-10-75 97363 P 28290352 u A Rec 5.00

I, Milton Schafer
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
Mary Matthews (Div.) AKA Mary Terrell
personally known to me to be the same person whose name subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that she signed, sealed and
delivered the said instrument as 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 27th
day of July A. D. 19 75



Property of Cook County Clerk's Office

5.00

28290352

Account No. 16800227

Box No.

SECOND MORTGAGE
Trust Deed

TO

CONTINENTAL ILLINOIS NATIONAL BANK
Attn: G. E. Schwertfeger
231 S. LaSalle
Chicago, Illinois 60690



END OF RECORDED DOCUMENT