

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM, (Illinois)

23 365 599

THIS INDENTURE, WITNESSETH, That Arthur L. Jordan and Dorothy Jordan, His Wife

(hereinafter called the Grantors), of 11555 South Bishop Avenue Chicago Illinois
(No and Street) (City) (State)

for and in consideration of the sum of Nine Thousand Eighty Hundred Forty and no/100 Dollars
in hand paid, CONVEY S AND WARRANT S to Rosemary Dawson, Trustee

of 1535 Halsted Street Chicago Heights Illinois
(No and Street) (City) (State)

and to his 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 County of Cook and State of Illinois, to-wit:

Lot 24 in Block 4 in Frederick H. Bartlett's Greater Calumet Subdivision of Chicago
being part of the South Half of Section 20, Township 37 North, Range 14, East of
the Third Principal Meridian, 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 Arthur L. Jordan and Dorothy Jordan, His Wife
justly indebted upon 1 (one) principal promissory note bearing even date herewith, payable

to the State Loan Company of Chicago Heights, Inc. - 1535 Halsted Street - Chicago
Heights, Illinois as follows: in Sixty (6) successive and consecutive monthly in-
stallments in the amount of One Hundred Sixty Four and no/100 Dollars (\$164.00)
commencing on the 19th day of February, 1970 and on the nineteenth day of each month
thereafter, ending on the 19th day of January, 1981 or until the total amount of
Nine Thousand Eight Hundred Forty and no/100 (\$9,840.00) Dollars, is paid in full.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or
notes provided, or according to any agreement providing time of payment. (2) To pay prior to the 15th day of June in each year, all taxes
and assessments against said premises, and to demand and exhibit receipts therefor. (3) To maintain and 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 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 loss clause attached payable first to the first Trustee of Mortgage, 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 incum-
brances, and the interest thereon, at the time or times when the same shall be due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or discharge or purchase any tax lien or other encumbrance, or pay all prior incumbrances, and the interest thereon from time to time, and all monies so paid, the
Grantor agrees to repay immediately without demand and the same with interest thereon from the date of payment at the rate of ten 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, on 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 plaintiff in connection with the fore-
closure hereof, including reasonable attorney's fees for documentary evidence, stenographer's charges, cost of procuring or copy-
ing abstract showing the whole title of said premises embracing foreclosure decree, shall be paid by the Grantor, and the title
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 judgment that may be rendered in such foreclosure proceedings, which proceeding, whether dec-
ree 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 rights of possession of and income from said premises pending such foreclosure proceedings, and
agrees that upon the filing of any decree or judgment for foreclosure of this Trust Deed, the issue in which such complaint is filed, may at once and with-
out notice to the Grantor, or to any person 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 second trustee is Arthur L. Jordan and Dorothy Jordan, His Wife
IN THE EVENT of the death or removal from said Cook County of the grantee or of his resignation,
refusal or failure to act as trustee, Charles W. Shanks of said County is hereby appointed to be

first successor in the office of trustee for any and all purposes and to refuse to act, the person who shall then be the acting Recorder
of Deeds of said County is hereby appointed to be the second successor in this trust. And when all the aforesaid covenants and agreements are
performed, the grantee or his successor in trust shall reconvey said premises to the party entitled to receive his reasonable charges.

Witness the hand S and seal S of the Grantor S this 19th day of January 19 76

THIS DOCUMENT PREPARED BY

Linda A. Mulder
STATE LOAN COMPANY
of Chicago Heights, Inc.
1535 Halsted Street
Chicago Heights, Ill. 60411

Arthur L. Jordan (SEAL)
Rosemary Dawson (SEAL)

23 365 599

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STATE OF Illinois }
COUNTY OF Will } ss.

I, Allan B. Dawson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur L. Jordan and Dorothy Jordan, His Wife

personally known to me to be the same person S whose name S 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 20th day of January, 19 76.



Allan B. Dawson
Notary Public

Commission Expires October 12th, 1976

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BOX No. _____
SECOND MORTGAGE
Trust Deed

Arthur L. Jordan and
Dorothy Jordan, His Wife
Resident, Dawson, Trustee

MAIL TO

Please return to:
STATE LOAN COMPANY
of Chicago Heights, Inc.
1535 Halsted Street
Chicago Heights, Illinois 60411

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END OF RECORDED DOCUMENT