

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

GEORGE E. COLE
LEGAL FORMS

24576438

THIS INDENTURE, WITNESSETH, That JEAN BLACKWELL DIVORCED

(hereinafter called the Grantor), of 2313 S. 19th AVE BROADVIEW (No. and Street) (City) (State)

in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED FORTY Dollars in and paid, CONVEY, AND WARRANT, to ROBERT THOMAS & ASSOC. of 215 N. ARLINGTON HATS RD ARLINGTON HATS ILL (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 following 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 BROADVIEW County of COOK and State of Illinois, to-wit:

LOT 27 BROADVIEW GARDENS
Sub of LOTS 28, 29, 68, 69 76 + 77
sect 22 T. 9 S. 39 RANGE 12

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 JEAN BLACKWELL justly indebted upon HER principal promissory note, bearing even date herewith, payable

60 PAYMENT of 258.00 PER MO
EFF 7/5/79 UNTIL PD

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 extending time of payment; (2) to pay when due 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 was to be secured 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, secondly, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustees 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 all prior incumbrances and the interest thereon from time to time; and all moneys so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight 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 or 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 eight 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 plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, and days 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 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 right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party 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 record owner is: JEAN BLACKWELL

IN THE EVENT of the death or removal from said COOK County of the grantee, or of his resignation, refusal or failure to act, then Recorder of Deeds 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 18 day of MAY 1979.

Jean Blackwell (SEAL)
(SEAL)

This instrument was prepared by R. E. ANDERSON (NAME AND ADDRESS)

215 N. ARLINGTON HATS RD
ARLINGTON HATS ILL

24576438

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1979 MAY 25 PM 12:27

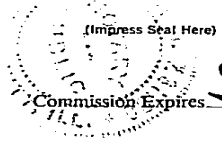
NOTARY PUBLIC
COOK COUNTY ILL.

STATE OF Illinois MAY 25 1979 5 3 9 3 4 0 * 24970438 * A — rec 10.17
COUNTY OF COOK } SS.

I, Robert D. Zombo, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jean Blackwell WILLARLET

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 her 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 25 day of May 1979.



Robert D. Zombo
Notary Public

BOX No. _____

SECOND MORTGAGE
Trust Deed

TO

Robert Thomas + Assoc
215 N. ARLINGTON HILLS RD
ARLINGTON HILLS ILL

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT