

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 202 NW

24 171 091

This Indenture, WITNESSETH, That the Grantor James L. Morris and Lenora Morris
Married to each other

of the City Chicago County of Cook and State of Illinois

for and in consideration of the sum of Fifty-three hundred twenty-five and 60/100 Dollars
in hand paid, CONVEY AND WARRANT to Madison Bank and Trust Company

of the City 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 ap-
paratus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the City Chicago County of Cook and State of Illinois, to-wit:

Lot 13 and N. 1/2 Lot 14 in Block 2 in Gazzam Gano's Addition to Pullman
Section 21, Township 37 North, Range East of the Third Principal Meridian

Heroby 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 James L. Morris and Lenora Morris
justly indebted upon their principal promissory note bearing even date herewith, payable

The sum of \$ 88.76 each month for 60 months, beginning December 16, 1977 and
continuing in equal monthly installments until paid in full.

THE GRANTOR, 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 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 or Mortgagee, and second, 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 so 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 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 demand, and
the same with interest thereon from the date of payment at seven per cent. per annum, shall be as much additional indebtedness as accrued 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 showing the whole
title of said premises embracing foreclosure decree shall be paid by the grantor; and the like expenses and disbursements, or caused 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 entered 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 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 first successor in this trust 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 grantors this 13th day of October A. D. 19 77

This instrument prepared By: James L. Morris (SEAL)
Debbie Sebonia (SEAL)
1559 N. Mannheim (SEAL)
Stone Park, Illinois (SEAL)

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State of Illinois

County of Cook

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I, Milton Schafer

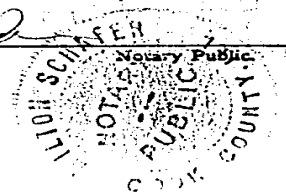
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that

James L. Morris and Lenora Morris

personally known to me to be the same persons whose names 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 a 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 13th day of October A. D. 19 77

Milton Schafer



My Commission Expires Jan. 11, 1979

Property of Cook County Clerk's Office



Box No. 131

SECOND MORTGAGE

Trust Deed

James L. Morris
11623 S. Taylor
Chicago, Ill. 60618
TO
Madison Bank & Trust
400 W. Madison
Chicago, Ill. 60606



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