

# UNOFFICIAL COPY

TRUST DEED--SECOND MORTGAGE FORM (ILLINOIS) NO. 2202 **24 265 975** GEO. E. COLE & CO., CHICAGO REAL ESTATE BLANKS

**This Indenture, WITNESSETH, That the Grantor** DONALD E. KINCANON, a bachelor

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

for and in consideration of the sum of **THREE THOUSAND (\$3,000.00) DOLLARS** Dollars -  
in hand paid, **CONVEYS AND WARRANTS** to VICKING LUNDSTROM, divorced and not since remarried

of the City of Chicago County of Cook and State of Illinois  
and to his successors in that 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 6 and the North 10 feet of Lot 7 in Block 3 in Wisner's Subdivision of Lots 8 and 9 in Brands Subdivision of the North East 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

This instrument prepared by; Louis H. Scherb  
7000 West North Avenue  
Chicago, Illinois 60635

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 DONALD E. KINCANON

justly indebted upon a mortgage principal promise to bearing even date herewith, payable at the rate of **ONE HUNDRED THIRTY FOUR AND 32/100 (\$134.32) DOLLARS** per month with interest at the rate of **SEVEN (%) PERCENT** per annum.

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness with 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 anniversary of the date of this instrument, and 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 or removal of or suffering of or to any building or improvement on said premises, or 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 prorata, to the first mortgagee or Mortgagee, and second, to the Trustee herein as their priorities 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 to pay 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 in any event so paid, the grantor... agrees... to repay immediately without demand, all the same with interest thereon from the date of payment of such taxes or assessments, or discharge or purchase of any lien or title affecting said premises or any other such expense, which shall be immediately due and payable, and with interest thereon from time of such breach, as shall, at the option of the holder thereof, without notice, be immediately due and payable, or by suit at law, or both, the same as if all of said indebtedness had then matured by reason of such breach or default, and shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by reason of such breach or default.  
In the event of the death, disability or absence from said Cook County of the grantor, or of his refusal or failure to act, then the undersigned Louis H. Scherb, as attorney-in-fact, 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 1st day of December A. D. 19 77

Donald E. Kincanon (SEAL)  
Donald E. Kincanon (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)

UNOFFICIAL COPY

*Notary Public*

NOTARY PUBLIC  
Cook County Illinois

1977 DEC 30 AM 9 01

State of ILLINOIS }  
County of COOK } ss.

DEC-30-77 902018 • 24265975 WA --- Rec

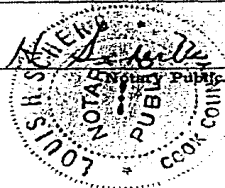
10.15

I, Louis H. SCHERB  
a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that  
DONALD E. KINCANON

personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as His 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 1ST  
day of DECEMBER A. D. 1977

*Louis H. Scherb*



Property of Cook County Clerk's Office

10<sup>00</sup> MAIL

24265975

Box No.

SECOND MORTGAGE  
**Trust Deed**

TO



MAIL TO:

BUYER, SCHERB & ZOLOTI  
ATTORNEYS AT LAW  
7000 WEST NORTH AVENUE  
CHICAGO, ILLINOIS 60635

ATTN: L. SCHERB  
GEORGE COLE & COMPANY

END OF RECORDED DOCUMENT