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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 2202

24 378 550

SEE F. COLE & CO. CHICAGO
LEGAL BLANKS

This Indenture, WITNESSETH. That the Grantor Christiana Sanders, a widow 24 378 550

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of _____ Dollars
in hand paid, CONVEYS AND WARRANTS to Prospect Federal Savings and Loan Association
of the 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 appar-
atus 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 fifteen (15) in Block (5) in Marston and Augur's Subdivision of the South West
quarter (SW $\frac{1}{4}$) of the South West quarter (SW $\frac{1}{4}$) of Section twenty (20), Township
thirty-eight (38) North, Range fourteen (14), East of the Third Principal Meridian,
in Cook County, Illinois.***

Hereby releasing and waiving all right 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, Christiana Sanders, a widow

justly indebted upon _____ principal promissory note bearing even date herewith, payable
in monthly installments of eighty nine and no/100 (\$89.00) at the
interest rate of Eight per centum (8%) beginning April 1, 1978 and on the first
day of each and every month thereafter until said note is fully paid.

THIS GRANTOR covenants and agrees as follows: (1) To pay said indebtedness with 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 March next all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) Within sixty days after destruction or damage to said premises, to rebuild or restore all buildings or improvements on said premises, that may have been destroyed or damaged; (4) That while said premises shall be mortgaged or mortgaged to, (5) To keep all buildings now or at any time on said premises insured in accordance with the covenants in said notes or mortgage; (6) To keep all buildings now or at any time on said premises insured with policies which shall be left and remain with the said Mortgagee or Mortgagee until the indebtedness is fully paid; (7) To pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable; (8) In the event of failure so to insure, or pay 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 mortgages, or discharge or purchase any tax lien or title affecting said premises or pay the same with interest thereon from the date of payment at any percent, premium, shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the foregoing covenants and 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.

IN WITNESS hereof, the grantor, _____, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable collector's fees, outlays for depositions, witness, attorney's charges, cost of proceeding or completing legal actions, including the whole cost of such proceedings, whether or not such proceedings shall be entered or not, shall not be disallowed, nor a release hereof, on account of such expenses and disbursements, and the costs of suit, including the costs of a fee have been paid. The grantor, _____, and for the heirs, executors, administrators and assigns of said grantor, _____, waive _____, that upon the filing of any bill to foreclose this mortgage, 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 _____, of said County is hereby appointed to be first successor in this trust; and if for any like cause said first successor shall refuse to act, the person who shall then be the acting recorder of Deeds of said County is hereby appointed to act, and the successor in this trust, _____, shall perform the aforesaid covenants and agreements as performed, the grantee or his successor in trust, shall release said premises to the party entitled, on recording the same charges.

Witness the hand _____ and seal _____ of the grantor this 9th day of March, A. D. 1978.

Christiana Sanders (SEAL)

(SEAL)

(SEAL)

(SEAL)

24 378 550

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1978 MAR 28 AM 10 48

State of Illinois }
County of Cook }

RECORDER OF DEEDS

RECORDER

I, Patricia L. Sanders, Clerk

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
Christina Sanders, widow 24375550 A --- REC 10.00

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 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 9th day of March A. D. 1978

Patricia L. Sanders
Notary Public



Property of Cook County Clerk's Office

10⁰⁰

24375550

Box No. 353

SECOND MORTGAGE

Trust Deed

TO

GEORGE COLEMAN

DEL TO SGRS

END OF RECORDED DOCUMENT