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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

25404714

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE WITNESSETH. That DANIEL J. SABIN, a bachelor and SUSAN G. LAJMANN, divorced (hereinafter called the Grantor), of 1428 Fargo Chicago, Illinois (City) (State) (No. and Street)

for and in consideration of the sum of TWENTY THOUSAND and no/100 (\$20,000.00) Dollars in hand paid, CONVEY AND WARRANT to CHARLES L. HUDSON and CHARLOTTE DIANNE HUDSON, of 2037 N. Howe Chicago, Illinois (City) (State) (No. and Street)

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

LOT 8 AND THE NORTH 3 8/12 FEET OF LOT 9 IN THE SUB BLOCK 1 OF JULIA FOSTER PORTER'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 DANIEL J. SABIN, a bachelor and SUSAN G. LAJMANN, divorced justly indebted upon \$20,000.00 principal promissory note bearing even date herewith, payable in installments as follows: TWO HUNDRED FORTY-SIX and 51/100 (\$246.51) DOLLARS on the 1st day of April, 1980 and TWO HUNDRED FORTY-SIX and 51/100 (\$246.51) DOLLARS on the 1st day of each month thereafter to and including the 1st day of September, 1980, with a final payment of the balance due of the principal on the 30th day of September, 1980, with interest on the principal balance from time to time unpaid at the rate of 12 1/2 per cent per annum payable monthly.

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 wages 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 acceptable to the holder of the first mortgage indebtedness, with 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 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 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 money 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 hereunder.

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, 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, delays 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 payment 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, and shall be taxed as costs and included in any decree that may be rendered, nor release hereof given, until all such expenses and disbursements, and decree of sale shall have been entered or made, 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 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 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: CHARLES L. HUDSON and CHARLOTTE DIANNE HUDSON
IN THE EVENT of death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then Louis I. Lang 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 7th day of February 1980

Susan Lajmann (SEAL)
Daniel J. Sabin (SEAL)

This instrument was prepared by Louis I. Lang, 180 W. Washington Street, Chicago, IL 60602
(NAME AND ADDRESS)

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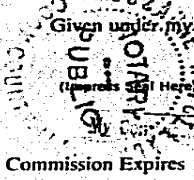
1980 MAR 27 PM 12 54

STATE OF ILLINOIS
COUNTY OF COOK MAR-27 1980 SS. 273054 25404714 - REC 10:15

I, Suzanne H. Pallack, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL S. SABIN, a bachelor and SUSAN G. LAFFAN, divorced,

personally known to me to be the same persons whose names 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 7th day of February, 19 80



Suzanne H. Pallack
Notary Public

Commission Expires

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO

Property of Cook County Clerk's Office
MAIL

Mail To:
FEINGOLD, LAVIS & LEVY
180 W. WASHINGTON STREET
SUITE 503
CHICAGO, IL 60602
782-9676

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT