

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

25511824

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That John F. Payan

(hereinafter called the Grantor), of 3247 W. Warner Chicago Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Sixty five thousand Dollars

in hand paid, CONVEYS AND WARRANTS to Robert Thomas & Associates
of 215 N. Arlington Hts. Rd. Arlington Hts., Illinois
(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 Chicago County of Cook and State of Illinois, to-wit:

Lot 33 & West 5 feet of Lot 34, Block 2 of William Holdenweck's addition to Grant Park Subdivision, the East 1/2 of the Southwest Quarter of the Southeast Quarter of Section 14, Township 49 North, Range 1, in 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 John F. Payan his principal promissory note bearing even date herewith, payable justly indebted upon

119 equal installments of \$542.00 beginning on July 15, 1980
1 final installment of \$502.00 due June 15, 1990

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 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 Mortgagee 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 to pay such taxes or assessments, or to make 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 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, 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, occasioned by 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 entered in and decreed 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 recorder of Deeds is: John F. Payan 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 20 day of June, 1980

John F. Payan (SEAL)
(SEAL)

This instrument was prepared by Paula J. Anderson 215 N. Arlington Hts. Rd.
(NAME AND ADDRESS) Arlington Hts., Ill.

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1980 JUL 11 AM 10 30

STATE OF ILLINOIS JUL 11 1980 3 34 09 1 25511824 10.15
COUNTY OF COOK

I, Robert D. Zomba, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that JOHN F. PAXAN

personally known to me to be the same person, whose name HE 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 20 day of JUNE, 1980.

Robert D. Zomba
Notary Public

10⁰⁰ MAIL

25511824

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO

Mail to
Robert Thomas PAXAN
215 W. Arlington Hts. Rd.
Arlington Hts. ILL 60004



GEORGE E. CULLEN
LEGAL FORTIS

END OF RECORDED DOCUMENT