

Acct # 931-1670

25532196

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 NW

This Indenture, WITNESSETH, That the Grantor Charles E. Parker and wife, Mary Alice

of the city of Chicago County of Cook and State of Illinois for and in consideration of the sum of \$11,223.24 Dollars

in hand paid, CONVEY AND WARRANT to The Northern Trust Company 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 appurtenances 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 3 in Block 3 in South Shore Gardens, a Subdivision in the Northeast Quarter of Section 1, Township 37 North, Range 14, East of the Third Principal Meridian.

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 Charles E. Parker and wife, Mary Alice

justly indebted upon \$11,223.24 principal promissory note bearing even date herewith, payable 84 x \$133.61.

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, and to see that all taxes and assessments are paid; (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 on 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 named; (6) To pay all prior mortgages 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 grantor 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 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 with the same with interest thereon from the date of payment at seven per cent. per annum, shall be no such additional indebtedness secured 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 hereof, 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, occasioned by any suit or proceeding wherein the grantor 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 rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dissolved, 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 grantor, or of his refusal or failure to act, then of said County is hereby appointed to be first executor in this trust; and if for any like cause said first executor 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 executor in this trust. And when all the aforesaid covenants and agreements are performed, the grantor 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 23rd day of July A. D. 19 80

This instrument prepared by: Milton Schafer 1559 North Mannheim Road Stone Park, Illinois 60165

Charles E. Parker (SEAL) Mary A. Parker (SEAL)

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UNOFFICIAL COPY

1980 JUL 31 AM 9 13
COOK COUNTY CLERK'S OFFICE

State of Illinois
County of Cook

I, Harry S. Brand 10.15

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Charles E. Parker and wife, Mary Alice

personally known to me to be the same person whose name S are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 26th
day of June A. D. 1980

Harry S. Brand
Notary Public.

My Commission Expires July 6, 1983



Box No.

SECOND MORTGAGE
Trust Deed

TO

The Northern Trust Company
50 South LaSalle Street
Chicago, Illinois 60675
Attn: S. M. Vlasick-N-10

25 532 196

END OF RECORDED DOCUMENT