

UNOFFICIAL COPY

25638348

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

THIS INDENTURE, WITNESSETH, That Dorothy V. Floyd, Widow

(hereinafter called the Grantor), of the Village of Harvey County of Cook
and State of Illinois for and in consideration of the sum of

Ten Thousand Six Hundred Eighty Six and 72/100 Dollars

in hand paid, CONVEY S. AND WARRANT S. TO Park Forest Federal Savings and Loan, A Division of Joliet Federal Savings and Loan Association, of the Village of Park Forest County of Cook and State of Illinois, and to its 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 and fixtures thereon, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the Village of _____ County of Cook and State of Illinois, to-wit:

Lots 12 and 13 in Block 39 in Harvey, a Subdivision in Section 17, Township 36 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Commonly known as 84 E. 153th Street, Harvey, Illinois.

COOK COUNTY ILLINOIS
FILED FOR RECORD

1980 OCT 24 PM 12:33

Sidney A. Olson
RECORDER OF DEEDS

25638348

10.00

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Whereas, The Grantor Dorothy V. Floyd, Widow justly indebted upon that certain promissory note bearing even date herewith, in the amount of 10,686.72 Dollars, to be paid in 48 monthly installments of 222.64 Dollars each beginning on the 1st day of December 19 80.

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 prior to the first day of May 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, which 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 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 purchase any tax lien or lien affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the Grantor shall immediately repay immediately without demand, and the same with interest thereon from the date of payment at eight per cent per annum, until all 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 with interest thereon from time of such breach at eight per cent per annum, shall be recoverable by foreclosure proceedings, whether decree of sale shall have been entered or not, shall not be diminished, nor shall any such expenses and disbursements, and the costs of suit, including attorney's fees have been paid. The Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and to begin or to prosecute such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed the holder of the first mortgage which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, take possession or charge of said premises with power to collect the rents, issues and profit of the said premises.

When all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, or receiving his reasonable charges.

Witness the hand S. and seal S. of the Grantor S. this 10th day of October 19 80

This document was prepared by:
Susan R. Swain
Park Forest Federal Savings and Loan
4 Plaza, Park Forest, Illinois 60466

X Dorothy V. Floyd (SEAL)

(SEAL)

916774

COOK COUNTY CLERK'S OFFICE
SECOND MORTGAGE
25638348

UNOFFICIAL COPY

State of Illinois

ss.

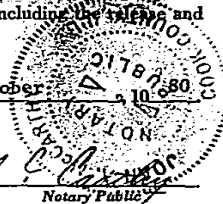
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy V. Floyd, widow

person known to me to be the same person whose name 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10th day of October

(Impress Seal Here)



MY COMMISSION EXPIRES OCT. 7, 1981

Commission Expires _____

25638348

BOX 533

SECOND MORTGAGE
Trust Deed

TO

mail to:

Park Forest Federal Savings & Loan
4 Plaza

Park Forest, Illinois 60466

END OF RECORDED DOCUMENT