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TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

25661273

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Lamar H. Bloodworth and Frances E. Bloodworth,  
Husband and Wife

(hereinafter called the Grantor), of 414 W. Webster, Chicago, Illinois 60614  
(No. and Street) (City) (State)

for and in consideration of the sum of Twenty Nine Thousand Five Hundred and no/100 ----- Dollars

in hand paid, CONVEY<sup>S</sup> AND WARRANT<sup>S</sup> to Marina Bank  
of 307 North Michigan Avenue, Chicago, Illinois 60601  
(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:

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olson*  
RECORDER OF DEEDS

1980 NOV 12 AM 9:35

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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 Lamar H. Bloodworth and Frances E. Bloodworth justly indebted upon Twenty Nine Thousand Five Hundred principal promissory note bearing even date herewith, payable

in Twelve (12) monthly payments of \$339.45 representing interest only at the rate of 14% per annum. First payment beginning December 1, 1980; maturity November 1, 1981

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 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, 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 interest thereon from the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereon.

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 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, onlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decrees—shall be paid by the Grantor; and the like expenses and disbursements, occasioned by any 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 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 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 an affidavit 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 receiver is Lamar & Frances Bloodworth

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation,

refusal or failure to act, then Successor of Marina Bank 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 S. this 27th day of October, 19 80.

*Lamar H. Bloodworth* (SEAL)  
*Frances E. Bloodworth* (SEAL)  
Lamar H. Bloodworth  
Frances E. Bloodworth

Mail To:

This instrument was prepared by A.W. Rodriguez, Marina Bank, 307 No. Michigan, Chicago, IL 60601

(NAME AND ADDRESS)  
**BOX 533**

A917598

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RECEIVED IN BAD CONDITION

UNIT NUMBER 6 IN NEWBERRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE NORTH 72 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

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BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 2, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 49.80 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 82.99 FEET; THENCE NORTH 19.02 FEET; THENCE WEST 0.75 FEET; THENCE NORTH 30.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 82.24 FEET EAST OF THE NORTH WEST CORNER;

OF SAID LOT 2; THENCE WEST 82.24 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING, ALL IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNELL'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24745928 TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.