

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

25754076

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, that Sylvester Bellow, a bachelor  
 (Name) called the Grantor, of 401 S. 49th Avenue Bellwood Illinois (City) (State)  
 for and in consideration of the sum of Four thousand nine hundred forty-four and no/100 Dollars  
 in hand paid, CONVEY AND WARRANT to John J. Chairo, Trustee C/O All State Credit Corp.  
 of 5829 W. Irving Park Rd. Chicago Illinois (City) (State)  
 and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements here'in, the fol-  
 lowing 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 village  
 of Bellwood County of Cook and State of Illinois, to-wit:

The North 4.5 feet of Lot 33 and all of Lot 34 in Block  
 4 in Hulbert's St. Charles Road Subdivision First Addition  
 being a Subdivision in the South East quarter of Section 8,  
 Township 39 North, Range 12, East of the Third Principal  
 Meridian, 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, Sylvester Bellow, a bachelor  
 justly indebted upon his principal promissory note bearing even date herewith, payable

to the order of All State Credit Corporation, promissory note # 2469  
 dated January 22, 1961 duly signed by Sylvester Bellow payable according  
 to the terms and tenor of a certain promissory note bearing even date  
 hereon, twenty-four (24) monthly payments of Two hundred six dollars  
 (\$206.00) per month due March 4, 1961 and on the 4th of every month  
 thereafter till paid in full.

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 in such event, 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 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 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 fore-  
 closure hereof—including reasonable attorney's fees, charges for documentary evidence, stenographer's charges, cost of procuring or com-  
 pleting 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 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 de-  
 cret or 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 in 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 with-  
 out 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 record owner is: Sylvester Bellow  
 IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation,  
 refusal or failure to act, the John J. Chairo C/O All State Credit Corp. 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 22nd day of January, 19 81

Sylvester A Bellow (SEAL)  
 (SEAL)

This instrument was prepared by Dolores Janis C/O All State Credit Corporation  
 5829 W. Irving Park Rd (MAILING ADDRESS) Chicago Illinois 60634

25754076

1981 JAN 28 PM 12 43

STATE OF Illinois }  
COUNTY OF Cook } JAN-28-81 \$95741 25754076 -- REC 10.00

I, Robert LaPlume a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sylvester Bellow, a bachelor

personally known to me to be the same person whose name is 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

wavier of the right of homestead  
Given under my hand and notarial seal this 22nd day of January, 19 81.



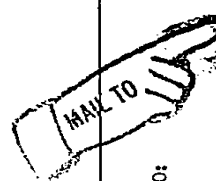
*Robert LaPlume*  
Notary Public

25754076

10.00

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
Sylvester Bellow  
401 S. 49th Avenue  
Bellwood Illinois 60104  
TO  
John J. Chairro, Trustee  
C/O All State Credit Corporation  
5829 W. Irving Park Road  
Chicago Illinois 60634

ADDRESS OF PROPERTY:  
401 So 49th Ave  
Bellwood, Ill. 60104



MAIL TO:  
ALLSTATE CREDIT CORP.  
5829 W. IRVING PARK RD.  
CHICAGO, ILL. 60634

GEORGE E. COLE®  
LEGAL FORMS