

# UNOFFICIAL COPY

25125735

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

**This Indenture, WITNESSETH,** That the Grantor S. Willie Mills and Birdene Mills  
(His Wife)

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Fifty Hundred Ninty-Nine and 64/100 Dollars  
in hand paid, CONVEY AND WARRANT to Merchandise National Bank of Chicago  
of the City of Chicago 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 thereon, including all heating, 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 7 in Martin Anderson's Resubdivision of Lots 1 to 48 in Hood's  
Subdivision of Block 5 in Alvin Salisbury's Subdivision of East 1/2  
of the Southeast 1/4 of Section 5 Township 39 North, Range 13 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 S. Willie Mills and Birdene Mills (His Wife)

justly indebted upon a principal promissory note bearing even date herewith, payable  
to Merchandise National Bank of Chicago in the amount of \$5,099.64  
to be made in 84 equal installments of \$60.71 each, beginning  
September 30, 1979 and ending August 30, 1986.

THE GRANTOR S covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note 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 against the 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  
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 Mortgagees 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 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 S agrees to repay immediately without demand, and  
the same with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the foregoing 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 S, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-  
of, 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 S; and the like expenses and disbursements, occasioned by any suit or pro-  
ceeding 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 S. 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 a release hereof given, until all such expenses  
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor S for said grantor S and for the heirs, executors, administrators  
and assigns of said grantor S 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 S, or to any party  
claiming under said grantor S, 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 Cook County of the grantee, or of his refusal or failure to act, then  
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 27th day of August A. D. 19 79

This document prepared by

Barion Goo

Merchandise National Bank  
Merchandise Plaza  
Chicago, Illinois 60654.

Willie Mills (SEAL)  
Birdene Mills (SEAL)  
(SEAL)  
(SEAL)

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NOTARY PUBLIC  
COOK COUNTY ILLINOIS

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10.00

State of Illinois

County of Cook

I, Milton Schafer

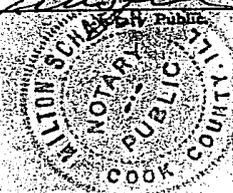
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Willie Mills and Birdene Mills (His Wife)

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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.

Done under my hand and Notarial Seal, this 27th  
day of August A. D. 1979

*Milton Schafer*

My Commission Expires Jan. 11, 1983



10.00

Box 422

SECOND MORTGAGE

**Trust Deed**

Willie Mills and Birdene Mills

TO

Merchandise National Bank of Chicago  
Merchandise Mart  
Chicago, Illinois 60654  
Installment Loan

25125735

END OF RECORDED DOCUMENT