

# UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 202

25242180

GEO. E. COLK & CO. CHICAGO  
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantors Frank T. Tanaka and Aileen S. Tanaka and Robert L. Tanaka (his wife and son)  
313 N. Concord Pl.

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Nine Thousand Nine Hundred Sixty Three and 24/100 Dollars  
in hand paid, COMEY AND WARRANTS to Harper Investment Co., c corporation  
of the Town of Cicero 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 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 36 in Starr's Subdivision of lots 29, 30 and 31 of North Addition,  
a subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 33,  
Township 33, Township 40 North, Range 14 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 S. Frank T. Tanaka & Aileen S. Tanaka & Robert L. Tanaka  
justly indebted upon \_\_\_\_\_ principal promissory note bearing even date herewith, payable  
Harper Investment Co., a partnership, in the amount of \$9,963.24  
84 installments of \$118.61 each paid on the same date of each month  
until paid.

PREPARED BY L.A. VERGNE KOZERSKI  
2939 S. CICERO AVE  
CICERO, ILL 60650

THE GRANTOR S covenant and agree S as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note provide, 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 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 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 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 S agree S 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 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 S 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 S; 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 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 S all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree S 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 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 S and seals S of the grantor S this 12th day of Nov. A. D. 1979

Frank T. Tanaka (SEAL)  
Aileen S. Tanaka (SEAL)  
Robert L. Tanaka (SEAL)

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UNOFFICIAL COPY

1979 NOV 15 AM 10 03  
RECORDED IN DEEDS  
COOK COUNTY ILLINOIS

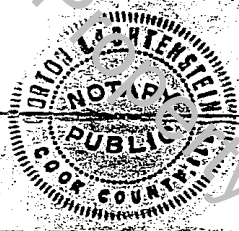
RECORDER *Ellynn White*

State of Illinois }  
County of Cook } ss.

I, Morton Lichtenstein 25242180 A - REC 10.15

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Frank T. Tanaka and Aileen S. Tanaka (his wife) and  
Robert L. Tanaka (his son)

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 they signed, sealed and delivered the said instrument as a 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 12th  
day of Nov. A. D. 19 79

*Morton Lichtenstein*  
Notary Public.

10.00 MAIL

25242180



HARPER INVESTMENT Co.  
2939 S. CICERO AVE  
CICERO ILL 60650

Box No. \_\_\_\_\_  
**SECOND MORTGAGE**  
**Trust Deed**  
\_\_\_\_\_  
TO  
\_\_\_\_\_  
Pay to the order of Harper Investment Co., a partnership, of Cicero without recourse.  
BY: *Marshall Putnam*  
TITLE: President  
COMPANY: All State Lumber Co.  
\_\_\_\_\_  
GEORGE COLE & COMPANY