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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JULY, 1973

25355938

GEORGE E. COLE,
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That **Sandra L. Olson**

hereinafter called the Grantor), of **88 West Schiller** **Chicago,** **Illinois 60610**
(No and Street) (City) (State)

for and in consideration of the sum of **Three-Thousand (\$3,000.00)** Dollars
in hand paid, CONVEYS AND WARRANTS to **F. B. Hubachek, Jr., as Trustee**
3100 Prudential Plaza **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:

Unit No. 2801 in Lowell House Condominium as delineated on a survey of the South 98.50 feet of Lot 8 in Chicago Land Clearance Commission No. 3 being a consolidation of lots and parts of lots and vacated alleys in Bronson's addition to Chicago and certain resubdivisions, all in the Northeast quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; together with that part of the following described premises lying below an elevation of +20.30 Chicago datum: The South 99.89 feet of Lot 6, Lot 8 (except the South 98.50 feet thereof) all in said Chicago Land Clearance No. 3 and Lots 1, 2, 3, 4 and 5 in the resubdivision of 26, 27, 29 and 31 in Burton's subdivision of Lot 14 in said Bronson's addition to Chicago; all in the Northeast quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25288099 together with its undivided percentage interest in the common elements.

IN WITNESS WHEREOF, the Grantor, **Sandra L. Olson**
justly indebted upon her mortgage **25355938** note bearing even date herewith, payable to Bearer, on demand, with interest payable annually at the rate of 6% per annum.

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 June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) to repair, 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 covered 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 Mortgagee or Trustee 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 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 in 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 foreclosure hereof—including reasonable attorney'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 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 any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without 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 **Sandra L. Olson** **Cook** County of the grantor, or of his resignation, **Chicago Title and Trust Company** 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 **9th** day of **January**, 19**80**

This instrument was prepared by

Jeffrey D. Warren of
Hubachek, Kedy, Hanch & Kirby,
Suite 2100 Prudential Plaza
Chicago, Illinois 60601

Sandra L. Olson (SEAL.)

25355938

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STATE OF ILLINOIS

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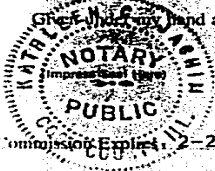
COUNTY OF COOK

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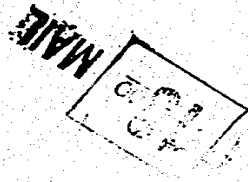
I, Kathleen C. Jachim, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Sandra L. Olson

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gave my hand and notarial seal this 9th day of January, 19 80



Kathleen C. Jachim
Notary Public



25355938

BOX No.
SECOND MORTGAGE
Trust Deed

TO

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT