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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor

26569314

KEITH BRUYR and NANCY S. BRUYR, his wife

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Eighty-eight hundred & ninety-seven & 76/100 Dollars
to have and CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee
of the City of Chicago 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 appa-
ratus 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 47 in Block 4 in Gunnis subdivision of North 30 acres of the
West half of the East half of the Southwest quarter of Section 22,
Township 40 North, Range 13, East of the Third Principal Meridian,
commonly known as 3454 N. Kilbourn, Chicago, 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 KEITH BRUYR and NANCY S. BRUYR, his wife

justly indebted upon their one principal promissory note bearing even date herewith, payable
NORTHWEST NATIONAL BANK for the sum of Eighty-eight hundred &
ninety-seven & 76/100 dollars (\$8897.76)

payable in 48 successive monthly instalments each of \$185.37,
on the note commencing on the 23rd day of May 1983, and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

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THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said 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) 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 on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on
said premises insured in compliance to be selected by the grantee herein, who is hereby authorized to place such insurance in compliance accepted by the holder
of the first mortgage indebtedness, with loss clause attached payable first, in the first Trustee or Mortgagee, and, second, to the Trustee hereof, as their interests
may appear, which policies shall be lost and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all other 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 grantor shall pay
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, and pay
all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without interest, and
the same with interest thereon from the date of payment at seven per cent. per annum, shall be as 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 become due
by express terms.

IT IS AGREED by the grantor 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; and the like expenses and disbursements, occasioned by any suit or pro-
ceeding wherein the grantor 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 a release hereof given, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the heirs, executors, administrators
and assigns of said 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 bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party
claiming under said 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.

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

THOMAS S. LAKSON 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 April A. D. 1983

Keith Bruyr (SEAL)
Nancy S. Bruyr (SEAL)

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State of Illinois }
County of Cook } ss.

I, _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
KEITH BRUYR and NANCY S. BRUYR, 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 _____ 9th
day of April A. D. 19 83



Lucille J. Vandy
Notary Public

26569314

COOK COUNTY, ILLINOIS
FILED FOR RECORD
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Box No. 246

SECOND MORTGAGE
Trust Deed

KEITH BRUYR and
NANCY S. BRUYR, his wife
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
L. J. LaBette
Northwest National Bank of Chicago
3985 N. Milwaukee Ave.
Chicago, IL 60641

26569314

END OF RECORDED DOCUMENT