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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

26658637

This Indenture, WITNESSETH, That the Grantor S. KEITH WILBUR MORTON AND ROBERT MURRAY

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Ten thousand one hundred & sixty-four & 00/100 Dollars

and paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee.

of the City of Chicago County of Cook and State of Illinois

to be his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein set forth 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 874 in Woodland Heights Unit 2 being a Subdivision in Section 23 and 26, Township 41 North, Range 9 East of the Third Principal Meridian according to the Plat thereof Recorded in Recorder's Office on November 28, 1958 as Document Number 17389928 in Cook County, Illinois, commonly known as 700 Russet Lane, Streamwood, 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. KEITH WILBUR MORTON AND ROBERT MURRAY

justly indebted upon their one principal promissory note bearing even date herewith, payable NORTHWEST NATIONAL BANK OF CHICAGO for the sum of ten thousand one hundred & sixty-four & 00/100 dollars (10,164.00)

payable in 60 successive monthly instalments each of \$169.00 on the note commencing on the 26th day of JULY 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, 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 as and when due 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 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 interest may appear, which policies shall be let 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 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 at law, or both, the same as if all of said indebtedness had then matured by express terms.

IN WITNESS whereof 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 preparing or completing abstract showing the whole and title of said premises, embracing foreclosure decrees—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 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. Larsen of said County is hereby appointed to be first successor in this trust; and if for any like cause said first successor shall refuse to act, the person who shall be the acting trustee 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 on this 14th day of June A. D. 19 83

Robert Murray (SEAL)
Keith Wilbur Morton (SEAL)
(SEAL)
(SEAL)

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State of Illinois } ss.  
County of Cook

I, \_\_\_\_\_  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
KEITH WILBUR MORTON AND ROBERT MURRAY

personally known to me to be the same persons 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 their 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 14th  
day of June A.D. 1983

Quintel J. Vandy  
Notary Public.



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RECORDED  
COOK COUNTY ILLINOIS  
JUN-24-83 805014 • 26658637 • A — Fee 10.00

24 JUN 83 1:16

Box No. 246  
**SECOND MORTGAGE**  
**Trust Deed**

KEITH WILBUR MORTON AND  
ROBERT MURRAY

TO  
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:  
I. J. LAMOTTE  
NORTHWEST NATIONAL BANK OF  
CHICAGO  
3985 N. MILWAUKEE AVE.  
CHICAGO, IL 60641

10.00

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END OF RECORDED DOCUMENT