

GEORGE E. COLE  
LEGAL FORMS

FORM NO. 2202  
April, 1980

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or signing under this form.  
All warranties, including merchantability and fitness, are excluded.

26702136

THIS INDENTURE WITNESSETH That Edward J. Watkins, a  
bachelor and Janice Shaw, Spinster  
(hereinafter called the Grantor), of 10114 S. Luella  
Chicago, Ill.  
(No. and Street) (City) (State)  
for and in consideration of the sum of THIRTEEN THOUSAND SIX  
HUNDRED TWENTY SEVEN AND 80/100 Dollars  
has paid, CONVEYED AND WARRANTED to  
FORD CITY BANK AND TRUST CO.  
7601 So. Cicero Chicago, Ill. 60652  
(No. and Street) (City) (State)

as Trustee, and to his successors in trust hereinafter named, 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 County of Cook and State of Illinois, to-wit:

The South 4 feet of Lot 4, all of Lot 5 and the North 8 feet of Lot 6 in Block 31 in Calumet Trust's Subdivision in section 12 both North and South of the Indian Boundary Line in Township 37 North, Range 14, East of the Third Principal Meridian and Fractional Section 7, North of the Indian Boundary Line in Township 37 North, Range 15 East of the Third Principal Meridian as per plat thereof recorded December 30, 1927 as Document 9137462 in Cook County, Illinois.

Grant under provisions of Paragraph Section 4, Real Estate Transfer Tax Act. Hereby recorded in Cook County, Illinois, for recording purposes only.

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.  
WHEREAS, The Grantor is justly indebted upon promissory note bearing even date herewith, payable

In 60 consecutive monthly payments of \$227.13 each, commencing on August 5th, 1983 and maturing on July 5th, 1988.

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 when due 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 to the first Trustee of mortgage, and second, to the Trustee herein as their interests may appear, which policies shall be kept 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 file 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 14.54 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 14.54 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or by 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 decree, 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 Edward J. Watkins, bachelor and Janice Shaw, Spinster

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then FORD CITY BANK AND TRUST CO. 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 of 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.

This trust deed is subject to

Witness the hand and seal of the Grantor this 27th day of June, 19 83

Please print or type name(s) below signature(s)

Edward J. Watkins (SEAL)  
Janice Shaw (SEAL)

This instrument was prepared by Ed Sweigard, 7601 So. Cicero, Chicago, Ill. 60652  
(NAME AND ADDRESS)

26702136

Office

UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, Almira M. Morrison, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward J. Watkins, bachelor and Janice Shaw, Spinster

personally known to me to be the same person whose name is 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 official seal this 27th day of June, 19 83.

(In case of date)  
Commission Expires 3-9-83

Almira M. Morrison  
Notary Public

HL-25-5 746256 25702154 A - 10.20

25 JUL 23 1983

BOX NO. \_\_\_\_\_  
**SECOND MORTGAGE  
Trust Deed**  
Edward J. Watkins, bachelor  
and Janice Shaw, Spinster  
TO  
FORD CITY BANK AND TRUST CO.

10<sup>00</sup> MAIL

MAIL TO  
1000

1014 S. Ieella  
Chicago, Ill. 60617

C. Swatkowski  
Ford City Bank and Trust Co.  
7601 So. Cicero  
Chicago, Ill. 60652

GEORGE E. COLE  
LEGAL FORMS

**END OF RECORDED DOCUMENT**