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GEORGE E. COLE
LEGAL FORMS

FORM NO. 2202
April, 1980

TRUST DEED SECOND MORTGAGE (ILLINOIS)

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

26733648

THIS INDENTURE WITNESSETH, That Garland Williams & Arvern Williams (his wife)

(hereinafter called the Grantor), of 301 Pine Chicago, IL. 60644

for and in consideration of the sum of Nine Thousand One Hundred Fifteen and 92/100***** Dollars

in hand paid, CONVEYED AND WARRANTED to Austin Bank of Chicago of 5645 W Lake St. Chicago, IL. 60644

as Trustee, and to his successors, the 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 West 139 feet 6 inches of the South 60 feet of the West Half (except alley) of Block 2 in Frink's Resubdivision of the North 36 1/2 acres of the East half of the South East quarter of Section 8 and the North 36 1/2 acres of the West half of the South West quarter of Section 9, Township 39 North, Range 13 East of the Third Principal Meridian being a resubdivision of Lots 1 to 8 inclusive of the Superior Court Partition of the above described land and known as Frink's Subdivision in Cook County, Illinois, commonly known and described as 301-303-305 N. Pine Avenue, in the city of Chicago.

Above Space For Recorder's Use Only

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 is justly indebted upon one principal promissory note bearing even date herewith, payable in equal monthly installments of Three Hundred Seventy Nine and 83/100 dollars, commencing on the 4th day of September, 1983, and continuing monthly thereafter on the 4th day, with a final payment of the balance due on the 4th day of August, 1985.*****

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, when 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 repair 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 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 such taxes or assessments, or discharge or purchase any tax lien or title affecting said 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 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 per cent per annum, shall be recoverable by the 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 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 abstracts, allowing 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 water, 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 Garland Williams & Arvern Williams of said County, or of his resignation, refusal or failure to act, then Chicago Title & 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 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 of 19 83

Witness the hand S and seal S of the Grantor this 4th day of August, 19 83
Garland Williams (SEAL)
Arvern Williams (SEAL)

This instrument was prepared by Dorothy M. Klyber 5645 W Lake St. Chicago, IL. 60644
(NAME AND ADDRESS) C

COURT MORTGAGE

26733648

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Dorothy M. Klyber, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Garland Williams & Arvern Williams

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.

Given under my hand and official seal this 4th day of August, 1983.



My Commission Expires 7/83

Dorothy Klyber
Notary Public

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10.00

26733618

BOX No. _____
SECOND MORTGAGE
Trust Deed
Garland Williams &
Arvern Williams (his wife)
301 N. Pine Avenue
Chicago, IL 60644 TO
Austin Bank of Chicago
5645 W Lake Street
Chicago, IL 60644



26 15 648

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT