

26740866

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor

WILBERT MUCKEROY and VONETTA MUCKEROY, his wife

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

for and in consideration of the sum of Dollars

in hand paid, 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 apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City of Evanston County of Cook and State of Illinois, to-wit:

The South 1/2 of lot 18 and all of lot 19 in Rutt's resubdivision

of Block 1 in Pitner and Sons Third Addition to Evanston, being a

subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 24,

Township 41 North, Range 13 East of the Third Principal Meridian,

in Cook County, Illinois, commonly known as 1210 Hartrey, Evanston

Illinois

Hereby releasing and waiving all rights under and by virtue of the home lead 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 WILBERT MUCKEROY and VONETTA MUCKEROY, his wife

justly indebted upon their One principal promissory note bearing even date herewith, payable to CASCADE HEATING CO., for the sum of TWENTY SIX HUNDRED FIFTY FIVE and 36/100 (2655.36) dollars

payable in 36 successive monthly instalments each of \$ 3.76 and accrued

interest thereon, commencing on the 23rd day of Sept. 1983, and on the same date of

each month thereafter, until paid, with interest after maturity at the highest

lawful rate.

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 which 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 insurances attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as if no interest 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 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 proceed to insure, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or any 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 with 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 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 thereon, 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 complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, attorney's charges, costs of proceeding 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; whether decree of sale shall have been entered or not, shall not be disbursed, 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 courts 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

AUGUST G. MERKEL

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 charge.

Witness the hand and seal of the grantor this 10th day of August A. D. 1983



WILBERT MUCKEROY (SEAL)

VONETTA MUCKEROY (SEAL)

(SEAL)

(SEAL)

# UNOFFICIAL COPY

State of Illinois  
County of Cook } ss.

I, MAUREEN E. DECASTRO

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Wilbert Muckeroy and Vonetta Muckeroy, 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.

Witness under my hand and Notarial Seal, this 10th  
day of AUGUST A. D. 1983

Maureen De Castro

Notary Public.

Property of Cook County Clerk's Office

REC-19-83 750236 26740866 A - REC 10.00



Box No. 246

SECOND MORTGAGE

## Trust Deed

WILBERT MUCKEROY AND

VONETTA MUCKEROY, his wife

TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

L. J. LaMotte

Northwest National Bank of Chicago  
3925 North Milwaukee Avenue  
Chicago, Illinois 60641

NORTHWEST NATIONAL BANK  
3985 Milwaukee Avenue  
Chicago, IL 60641

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END OF RECORDED DOCUMENT