

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.

SEP 16 1983 7 6 5 6 3

26781632

26781632 A - REC 10.20

THIS INDENTURE WITNESSETH, That Thomas G. Brennan  
and Bridget Brennan, his wife

(hereinafter called the Grantor), of  
5614 South McVicker Chicago, Illinois

for and in consideration of the sum of FIFTEEN THOUSAND THREE  
HUNDRED AND FIFTY DOLLARS SIXTEEN CENTS Dollars

in hand paid, CASH AND WARRANT to  
FORD CITY BANK AND TRUST COMPANY  
of 7601 S. Cicero Ave. Chicago, Illinois

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

The North 30 feet of the South 90 feet of Lot 2 in Block 32  
in Garfield Ridge First Addition being a Subdivision of all that  
part of the East half of the West half of Section 17, Township 38,  
North Range 13, East of the Third Principal Meridian lying North  
of Indiana Harbor Belt Railroad in Cook County, 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 is justly indebted upon a principal promissory note bearing even date herewith, payable  
In 84 Consecutive monthly payments of \$182.74 each,  
commencing on September 10th, 1983 and Maturing on  
August 10th, 1990.

1000 MAIL  
Leave Space For Recorder's Use Only

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, assessments against said premises, and on  
demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or replace 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 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, fee, 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 14.83 per cent per annum shall be no 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 the date of such breach  
at 14.83 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.

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 document and 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 proceeding, 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 of Thomas G. Brennan and Bridget Brennan, his wife  
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 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 \_\_\_\_\_

Witness the hand and seal of the Grantor this 10th day of August, 19 83.

Thomas G. Brennan (SEAL)  
Thomas G. Brennan  
Bridget Brennan (SEAL)  
Bridget Brennan

This instrument was prepared by Edward C. Sweigard 7601 S. Cicero Ave. Chicago, Ill. 60652  
(NAME AND ADDRESS)

COOK COUNTY MORTGAGE

26781632

UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Christine Amato, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas G. Brennan and Bridget Brennan

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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 10th day of August, 1983.



Christine Amato  
Notary Public

26781632

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
  
Thomas G Brennan  
Bridget Brennan, his wife  
TO  
FORD CITY BANK AND TRUST CO.

5616 South McVicker  
Chicago, Illinois 60638



Mail to:  
Ford City Bank and Trust Co.  
7601 S. Cicero  
Chicago, Illinois 60652

GEORGE E. COLE®  
LEGAL FORMS

END OF RECORDED DOCUMENT