

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 202

26004724

Geo E Cole & Co CHICAGO
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor Willie F. Juett and Patricia Juett

8604 S. Lowe

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

for and in consideration of the sum of Ninty Eight Hundred fifty Four - 40/100 Dollars in hand paid, CONVEYS AND WARRANTS to Madison Bank and Trust Co.

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 Chicago County of Cook and State of Illinois, to-wit:

Lot 1, (except the North 33 feet and South 34 feet thereof) in block 15 in sisson and newmans south englewood Subdivision of the South-west 1/4 of Section 33, township 38, north, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

26004724

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 Willie F. Juett and Patricia Juett

justly indebted upon principals' promissory note bearing even date herewith, payable Madison Bank and Trust Company in the amount of Ninty Eight Hundred Fifty Four 40/100 (9854.40)

48 Installments of \$205.30 each paid on the same date of each month thereafter until paid.

THE GRANTOR, covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note 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 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 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 indebtedness, 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 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 THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then

any like cause said first successor fail or refuse to act, the person who shall then be the legal 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 grantor 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 this 1st day of Sept. A. D. 19 81

THIS INSTRUMENT WAS PREPARED BY

Maureen Pucino
ALL STATE LUMBER COMPANY
339 SOUTH CICERO AVENUE
CICERO, ILLINOIS 60650

X Willie F. Juett (SEAL)
X Patricia Juett (SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

1981 SEP 21 AM 11 00

State of Illinois
County of Cook

ss.

I, Morton Lichtenstein 26004724 A -- REC 10.00

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Willie F. Juett and Patricia Juett

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 he 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 1st
day of September A. D. 19 81

Morton Lichtenstein
Notary Public



26004724

26004724

26004724

Box No. 131
SECOND MORTGAGE
Trust Deed

TO

Pay to the order of Madison
Bank and Trust Company of
Chicago, without recourse.

BY: Arthur W. Malina

TITLE: Vice - President
COMPANY: All State Lumber Co.

ANYMO 27103 EDU020

END OF RECORDED DOCUMENT