

26084396

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor S. ROBERT M. SCHREMPF and CORINNE A. SCHREMPF, his wife

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Forty-seven Hundred Four & no/100 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 successor 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:

The East 20 feet of Lot 36 and the West 10 feet of Lot 37 in the Subdivision of that part of the South 1/2 of Lot 10 in the School Trustees' Subdivision of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, lying East of Milwaukee Avenue and the North 33 feet of that part of Lot 11 in said Subdivision lying East of Milwaukee Avenue, in Cook County, Illinois, commonly known as 4837 W. Hutchinson St. Chicago, Ill.

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 S. ROBERT M. SCHREMPF and CORINNE A. SCHREMPF, his wife justly indebted upon their one principal promissory note bearing even date herewith, payable NORTHWEST NATIONAL BANK OF CHICAGO, for the sum of Forty-seven Hundred Four & no/100 Dollars (\$4704.00)

payable in 59 successive monthly instalments each of \$78.70 and a final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 21st day of Jan. 1922 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR S. covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note provided, and on demand to exhibit receipts therefor; (2) To pay prior to the first day of June in each year, all taxes and assessments against said premises that may have been destroyed or damaged; (3) That waste to said premises shall not be committed or suffered; (4) 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 premiums attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their rates and may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (5) 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 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 lender hereof, 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.

IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in or incurred in connection with the foreclosure hereof, including reasonable solicitor'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 proceeding, whether decree of sale shall have been entered or not, shall not be dissolved, 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, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings and decree, and upon the filing of any bill to foreclose this Trust Deed, the court 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 grantor 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 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 8th day of December A. D. 1921

Robert M. Schrempf (SEAL)
Corinne A. Schrempf (SEAL)
(SEAL)
(SEAL)

26084396

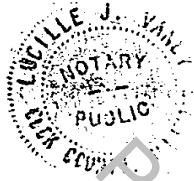
UNOFFICIAL COPY

State of Illinois }
County of Cook } ss.

I, _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
ROBERT M. SCHREMPE and CORYNE A. SCHREMPE his wife

personally known to me to be the same person whose name S A P 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 8th
day of Dec. A. D. 1981



Lucille J. Vandy
Notary Public.

Property of Cook County Clerk's Office

DEC-14-81 5 58 016 26084396 - REC 10.00

Box No. 246
SECOND MORTGAGE
Trust Deed
TO
ROBERT M. SCHREMPE and
CORYNE A. SCHREMPE, his wife
JOSEPH DEZONNA, Trustee
THIS INSTRUMENT WAS PREPARED BY:
L. J. LaHotte
Northwest National Bank of Chicago
3985 North Milwaukee Avenue
Chicago, Illinois 60641
26084396
1540

END OF RECORDED DOCUMENT