

UNOFFICIAL COPY

27455907

49-42057

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

STOCK FORM 2202

THIS INDENTURE, WITNESSETH, That Percy Bromby, A Single Person
 (hereinafter called the Grantor), of the City of Chicago County of Cook
 and State of Illinois, for and in consideration of the sum of nine thousand four hundred thirty
38/100 Dollars
 have paid, CONVEY AND WARRANT to GERALD E. SIKORA 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 fol-
 lowing 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 city
 of Chicago County of Cook and State of Illinois, to-wit:

Lot 20 in Block 1 in Hedenberg's Subdivision of the Northwest 1/4 of the Southeast 1/4
 of the Southeast 1/4 of Section 7, Township 38 North Range 14, East of the Third
 Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NO: 20-07-421-0444-0000
 COMMONLY KNOWN AS 5348 S PAULINA CHICAGO, 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 Percy Bromby, A Single Person
 justly indebted upon one principal promissory note bearing even date herewith, payable

LAKE VIEW TRUST & SAVINGS BANK

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 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 to said premises shall not be committed or suffered; (5) to keep all buildings on said
 premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable
 at any time on said premises insured in companies, with loss clause attached payable first, to the first Trustee or Trustee hereinafter named, and second, to the trustee herein
 as their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustee hereinafter named, 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 grantor or the
 holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or file affecting said
 premises or pay all prior incumbrances and the interest thereon from time to time; and all such charges 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.

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 abstract showing
 the whole title of said premises embracing foreclosure sale, and all other expenses and disbursements, occasioned by any
 suit or proceeding wherein the grantee or any holder of said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such
 expenses and disbursements shall be an addition to said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such
 foreclosure proceedings; which proceeding, if a 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, reserves 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.

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 THOMAS F. BUSSEY 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 charges.

Witness the hand and seal of the Grantor this 11 day of FEBRUARY, 1985

Percy Bromby (SEAL)
 (SEAL)

STATE OF Illinois)
COUNTY OF Cook) SS: 31300 27455907 A -- 11.00

I, Sid Karmia, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Percy Bromby - A SINGLE PERSON

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 11th day of FEBRUARY, 1985

(Impress Seal Here)

Sid Karmia
Notary Public

Commission Expires My Commission Expires April 28, 1986

27 FEB 85 1:29



27455907

BOX No. 146
SECOND MORTGAGE
Trust Deed

TO
Gerald E. Sikora Trustee

This instrument was prepared by
Norm's Heating & Air Conditioning

ORDER FOR REVERSE CO - CHICAGO