

49-38619 TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

27186272

This Indenture, WITNESSETH, That the Grantor William E. Hensley and William M. Gruenwald AS JOINT TENANTS

of the City of Chicago, County of Cook, and State of Ill. for and in consideration of the sum of TWENTY THOUSAND THREE HUNDRED FORTY TWO 00/100-Dollars in hand paid CONVEY AND WARRANT to GERALD E. SIKORA Trustee of the City of Chicago, County of Cook, and State of Illinois the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and every thing 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 110 and the West 1/2 of Lot 111 in Oscar Charles addition to Law Park in section 20, Township 40 North, Range 14, East of the Third principal Meridian

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 AS JOINT TENANTS

WHEREAS, The Grantor William E. Hensley and William M. Gruenwald justly indebted upon one principal promissory note bearing even date herewith, payable Lakeview Bank, Chicago, Ill.

payable in 60 successive monthly instalments each of 205.70 due MONTHLY on the note commencing on the 17 day of JULY 1934 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 an 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 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 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 agree 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.

IF IT APPEARS by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts showing the whole title of said premises embracing foreclosure decree 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 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 agree that 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 grantee, or of his 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 30 day of April A. D. 1934

Handwritten signatures of William M. Gruenwald and William E. Hensley with (SEAL) markings.

State of Illinois }
County of Cook } 5th

I, ANDREW V. JAVAS
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
WILLIAM E. HENSLEY AND WILLIAM M. GRUENWALD AS JOINT TENANTS
personally known to me to be the same person S. whose name S. 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 Notarial Seal, this 30
day of APRIL A. D. 19 84.

Andrew V. Javas
Notary Public

My Commission Expires Oct. 4, 1986

Property of Cook County Clerk's Office

23 OCT 04 10 35

REC-25-84 926592 27186272 A-REC 10.00



Box No. 146
SECOND MORTGAGE
Trust Deed

TO
GERALD E. SIKORA Trustee

THIS INSTRUMENT WAS PREPARED BY:
MODERN GENERAL CONTRACTORS

LAKE VIEW TRUST AND SAVINGS BANK
320 N. ASHLAND AVE., CHICAGO, IL 60657
312/625-2180

27186272

END OF RECORDED DOCUMENT