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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.

27 219 432

A 937247J (5) CFOTPD

THIS INDENTURE WITNESSETH, That Cleveland Ford and wife Willie B. and Mona Lee Gray, as joint tenants (hereinafter called the Grantor), of 1421 Emerson Street Evanston, Illinois (No. and Street) (City) (State) for and in consideration of the sum of Thirty-Three Thousand, Eight Hundred, Fifty-Four and 90/100 Dollars in hand paid, CONVEY S. AND WARRANT S. to Evanston Community Development Corporation of 1217 Church Street Evanston, Illinois (No. and Street) (City) (State) as Grantee 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 and State of Illinois, to-wit:

The East 30 feet of Lot 17 in Block 5 in Grant & Jackson's Addition to Evanston the South part of the North East 1/4 of the North East 1/4 of Section 13, Township 41 North, Range 13 and part of the North West 1/4 of the North West 1/4 of Section 18, Township 41 North, Range 14 lying East of the Third Principal Meridian in Cook County, Illinois.

Permanent Tax No.: 10-3-21-024-0000

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 one principal promissory note bearing even date herewith, payable

Over 20 years (240 consecutive months) in equal monthly installments of \$141.06 with interest at zero (0%) per annum, under the terms of the Note.

COOK COUNTY, ILLINOIS FILED FOR RECORD

1984 AUG 20 AM 10:22

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10.00

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, in 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 and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or repair 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 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 mortgagee; and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the 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 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 zero 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 to time at zero 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 thereof - including reasonable attorney's fees, outlays for documenting evidence, stenographer's charges, cost of procuring or completing abstract showing title, and costs of suit, 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 proceedings, 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 is Cleveland Ford & wife Willie B. & Mona Lee Gray as joint tenants

IN THE EVENT of the removal from said COOK County of the grantee, or of his resignation, refusal or failure to act, then

and if for any like cause the first successor fails or refuses 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 a mortgage dated 3-22-73 recorded as Document 22267105 in the Office of the Recorder of Deeds of Cook County, Illinois

Witness the hand S and seal S of the Grantor this 15 day of June 1984

Mona Lee Gray (SEAL) CLEVELAND FORD (SEAL)

WILLIE B. FORD Willie B Ford (SEAL)

This instrument was prepared by Belinda Fay Irby, 1817 Church Street, Evanston, Illinois 60201 (NAME AND ADDRESS)

MAIL TO: CHARLOTTE WALKER, E.C.D.C., 1817 CHURCH STREET, EVANSTON, ILLINOIS 60201

BOX 333

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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Evelyn L. Wilson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cleveland Ford, Willie B. Ford and Mona Lee Gray

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 an 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 15th day of June, 1984

(Impress Seal Here)

Evelyn L. Wilson
Notary Public

Commission Expires Mar 19, 1985

BOX No.

SECOND MORTGAGE
Trust Deed

TO

27 219 432

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT