

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 202 NW

27265026

This Indenture, WITNESSETH, That the Grantor Robert A. Woods Jr. and Charlene Woods (His Wife)

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Seven Thousand Five Hundred & Thirty Six No/100 Dollars

in hand paid, CONVEY AND WARRANT to Madison Bank & Trust Company 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:

The North 7 feet of Lot 32, all of Lot 33 and the South 1.50 feet of Lot 34 in Block 3 in Hurd and Andrew's Subdivision of Lots 5 and 6 of Andrew's Subdivision of the East 1/2 of the South West 1/4 and the South East Fractional 1/2 North of the Indian Boundary Line of Section 28, Township 37 North, Range 14 East of the Third Principal Meridian, (except the North 33 feet of said Lot 5 formerly deeded for part of 124th street in Harvey B. Hurd's Addition) in Cook County, 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 Robert A. Woods Jr and Charlene Woods (His Wife) justly indebted upon their principal promissory note bearing even date herewith, payable

60 monthly installments of \$ 125.60

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein provided, 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, improvements on said premises and 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 fire clause attached payable first, to the 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 premiums, interest and the interest thereon, at any time or times when the same shall become due and payable.

In THE EVENT of failure to insure, or pay taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay the same with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby, and 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 at any time.

It is AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure proceedings including solicitor's fees, outlays for documentary evidence, attorney'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, 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, as such, may be a party, shall also be paid by the grantor... 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 and 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... 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... of said County is hereby appointed to be first successor in this trust; and if for 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... day of... A. D. 19... This Instrument Was Prepared By Rose Kagan (SEAL) 2432 Delta Lane (SEAL) Elk Grove Village, Illinois (SEAL)

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State of Illinois
County of Cook }

I, Rose Kagan SEP-21-84 956706 27265026 A — REC 10.00

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert A. Woods Jr. and Charlene (His Wife)

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 he signed, sealed and delivered the said instrument as th 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 6/10/88 day of SEP A. D. 1988

Rose Kagan
Notary Public.

6/10/88

10⁰⁰

21 SEP 84 2:23

Box No. 131

SECOND MORTGAGE

Trust Deed

Robert & Charlene Woods

TO

Madison Bank

27265026

Form 223-TD

END OF RECORDED DOCUMENT