

27266385

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor JETHRO BLACK and LAURA BLACK, his wife

of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of Sixteen thousand eight hundred eighty-five and 20/100 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 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 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 7 in Block 54 in S. E. Cross' Third Addition to Dauphin Park, being a subdivision of the South half of the Northeast quarter of the Southeast quarter of Section 3, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 617 East 92nd Place, Chicago, Illinois.

Hereby releasing and waiving all right 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 JETHRO BLACK and LAURA BLACK, his wife justly indebted upon their principal promisory note bearing even date herewith, payable to STONE CONSTRUCTION CO. and assigned to Northwest National Bank for the sum of Sixteen thousand eight hundred eighty-five and 20/100 dollars (\$16,885.20) payable in 60 successive monthly installments each of 281.42 due on the note commencing on the 24th day of Oct. 19 84, 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, in and in said 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 or loss of or to 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 compliance with the policy to be provided by the grantee herein, who is hereby authorized to place such insurance in compliance with the policy to be provided by the grantee herein, with loss clause attached; (6) to pay to the first Trustee or Mortgagee, and, second, to the Trustee herein as their interest may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (7) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable; (8) to pay interest on the principal 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 seven per cent, per annum, shall be as much additional indebtedness secured hereby; (9) in the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest due and payable, shall be 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 said indebtedness had then matured by express terms; (10) in the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest due and payable, shall be 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 said indebtedness had then matured by express terms; (11) all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring and completing abstracts showing the whole title of said premises and all liens thereon, and any decree as such, may be a party, shall also be paid by the grantor; (12) All such expenses and disbursements shall be an additional lien upon said premises, shall be paid as costs and included in any decree that may be rendered in such foreclosure proceedings, whether decree of sale shall have been entered or not, shall not be discharged, or 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, for the solicitor, administrator and assigns of said grantor, waive, all right to the possession of, and income from, said premises pending such foreclosure proceedings, and to any party claiming under or through 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 or through 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, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, in any like case said first successor fail or refuse to act, the person who shall then be the acting Secretary of Deeds of said County is hereby appointed to be second successor in 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 10th day of September, A. D. 19 84

Jethro Black (SEAL)
Laura Black (SEAL)

Property of Cook County

27266385

State of Illinois }
County of Cook } 55.

I, _____
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that JETHRO BLACK and LAURA BLACK,
his wife

personally known to me to be the same person as whose name is 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 10th
day of September A. D. 19 84

Suzanne Cameron
Notary Public

Property of Cook County Clerk's Office

24 SEP 84 10:45

SEP-24-84 957005 27.66385 A - REC 10.00

Box No. 246
SECOND MORTGAGE

Trust deed

JETHRO BLACK and
LAURA BLACK, his wife
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

L. J. La Motte
Northwest National Bank
3985 N. Milwaukee Avenue
Chicago, Illinois 60641

27266385

51500512

END OF RECORDED DOCUMENT