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27269076

49-39747

TRUST DEED - SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor Delores Casen (DIVORCED & NOT SINCE REMARRIED)

of the City of Chicago, County of Cook, and State of Illinois... Eight thousand eighty three and 20/100 Dollars in hand paid, CONVEY. AND WARRANT... Lot 11 in Block 11 in Subdivision of Blocks 2, 5, 8, and 11 in Tyrell, Barrett and Kerfott's Subdivision of the East half of the South East Quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying North of Lake Street in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging.

Hereby releasing and waiving all rights under and the virtue of the homestead exemption laws of the State of Illinois. WHEREAS, The Grantor Delores Casen (DIVORCED & NOT SINCE REMARRIED) justly indebted upon ONE principal promissory note, bearing even date herewith, payable LAKE VIEW TRUST SAVINGS BANK payable in 60 successive monthly installments each of 134.72 due MONTHLY on the note commencing on the 30 day of SEPTEMBER, 1984, and on the same date of each month thereafter, until paid, with interest at maturity at the highest lawful rate.

The Grantor... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (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... (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 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... 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 grantor... 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 expenses so paid, the grantor... 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 be due and payable, and with interest thereon from time of such breach, at seven per cent, per annum... shall be payable by the grantor... 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 abstract showing the whole title of said premises embracing... 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, shall be taxed as cost and included in any decree that may be rendered in such foreclosure proceeding, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a return 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, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... on 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 15 day of SEPTEMBER A. D. 1984. X Delores Casen (SEAL)

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State of Illinois }  
County of Cook } ss.

I, Stuart R. Kreisman 27269076 - A - Rec 10.00  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Delores Casen (divorced - NOT SURE RE-MARRIED)

personally known to me to be the same person whose name is subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that SBE signed, sealed and delivered the said instrument  
as her 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  
day of SEPTEMBER 15, A. D. 1984.

Stuart R. Kreisman  
Notary Public

25 SEP 84 2:05



Property of Cook County Clerk's Office 27269176

Box No. 148

SUPPLEMENTAL

Trust Deed

TO  
GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

First Metropolitan Builders

LAKE VIEW TRUST AND SAVINGS BANK  
3700 W. 111th Ave., Chicago, IL 60657  
312/626-2180

END OF RECORDED DOCUMENT