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27286768

49-39798

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor Curtis Richardson and Katherine K. Richardson, his wife as joint tenants

of the City of Chicago, County of Cook, and State of Illinois

do and in consideration of the sum of Thirty seven hundred ninety three and 80/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA, Trustee

of the City of Chicago, County of Cook, and State of Illinois

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:

Lot 24 in Martin J. Healy's First Addition to Brainard, a subdivision

of Block 9 (except the North 100 feet) in W. O. Coles' Subdivision

of the East 1/2 of the Northwest 1/4 (except the Southeast 1/4 of the

Southeast 1/4 of the Northwest 1/4) in Section 5, Township 37 North,

Range 14 East of the Third Principal Meridian, 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 Curtis Richardson and Katherine K. Richardson, his wife

as joint tenants justly indebted upon one principal promissory note bearing even date herewith, payable

to LAKEVIEW BANK

payable in 60 successive monthly instalments each of 63.23 due MONTHLY

on the note commencing on the 1st day of NOVEMBER 19 54, and on the same date of

each month thereafter, until paid, with interest after maturity at the highest

lawful rate.

THIS IS A SECOND MORTGAGE

The Grantor covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein said 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 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 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 Trustee or Mortgagee, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustees 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, 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 seven per cent per annum, shall be no such 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.

It is further agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereon, including reasonable solicitor's fees, outlays for documents, evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embraced in the 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, 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, and 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 to file, 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 19 day of JUNE A. D. 19 84

Curtis Richardson (SEAL)

Katherine K. Richardson (SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

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State of Illinois }
County of Cook } 515.

I, Stuart R. Weissman 965090 27286768 A - REL 10.00

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Curtis Richardson and Katherine K. Richardson, his wife as joint
tenants

personally known to me to be the same persons whose names 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 19
day of JUNE A. D. 19 84

Stuart R. Weissman
Notary Public

Property of Cook County Clerk's Office

9 OCT 84 12:46

19.00

27286768

Box No. 146

SECOND MORTGAGE

Trust deed

TO
GERALD E. SIKORA, Trustee

1st Metropolitan Bldg

THIS INSTRUMENT WAS PREPARED BY:

1st Metropolitan Bldg

LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
312/525-2180

END OF RECORDED DOCUMENT