

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

STOCK FORM 2202

27312609

THIS INDENTURE, WITNESSETH, That George B. Moore  
8745 South Harvard  
 (hereinafter called the Grantor), of the City of Chicago County of Cook  
 and State of Illinois, for and in consideration of the sum of  
**FIVE THOUSAND TWO HUNDRED FORTY-TWO AND 56/100 (\$5,242.56)** - - - - - Dollars  
 in hand paid, CONVEY AND WARRANT to \_\_\_\_\_  
 of the City of \_\_\_\_\_ 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 fol-  
 lowing 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 City  
 of Chicago County of Cook and State of Illinois, to-wit:

Lot sixteen (16) and the North twelve and one half (12-1/2)  
 feet of lot. fifteen (15) in Block two (2) in James A. Stoddard's  
 subdivision of part of the South three quarters of the North  
 West quarter of the North East quarter of Section four (4)  
 Township thirty seven (37) North, Range fourteen (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 George B. Moore  
 justly indebted upon his principal promissory note bearing even date herewith, payable  
 in 48 monthly installments of \$109.22 until paid in full

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 place on 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 on the grantee in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Trustee hereinafter named, and secondly, 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 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 moneys 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 so much additional indebtedness incurred hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements of the Grantor 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 AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure deed, 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 said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such expenses and disbursements shall be an additional incumbrance on said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, when a 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 principal and interest thereon, including attorney's fees have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor, shall retain 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.

IN THE EVENT of the death or removal from said \_\_\_\_\_ County of the grantee, or of his resignation, refusal or failure to act, then \_\_\_\_\_ 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, seal and seal of the Grantor, s. this 18 day of September, 1984

George B. Moore (SEAL)

This Instrument Prepared By: \_\_\_\_\_ (SEAL)

Karyn L. Garfield  
 9190 W. Golf Rd.  
 Des Plaines, IL 60016

27312609

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

1-26-84 975082 27312609 - A - REC 10.00

I, FAITH GLORIANA WILK, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE B. MOORE

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 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 18th day of September, 19 84

(Impress Seal Here)

*Faith Gloriana Wilk*  
Notary Public

Commission Expires December 22, 1987

27312609

27312609

26 OCT 84 3:04

BOX No. 131

SECOND MORTGAGE  
Trust Deed

George B. Moore

TO

Madison Bank

10 on

END OF RECORDED DOCUMENT