

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

27317874

49-46394

This Indenture, WITNESSETH, That the Grantor
Charles Starks and wife Dorothy N. Starks

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Five Thousand Three Hundred Fifty Five Dollars
in hand paid, CONVEY AND WARRANT GERALD E. SIKORA, Trustee

of the City of Chicago, County of Cook, and State of Illinois
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, 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 13 in Block 9 in William A. Marigolds Resubdivision of the
North 50 acres of the East Half of the North East Quarter of Section
22, Township 39 North, Range 13, 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 Charles Starks and wife Dorothy N. Starks

justly indebted upon ONE principal promissory note, bearing even date herewith, payable

to BANK VIEW TRUST SAVINGS BANK

payable in 36 successive monthly instalments each of \$148.75 due monthly

on the note commencing on the 16 day of November 1984, and on the same date of

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

lawful rate.

THIS IS A JUNIOR MORTGAGE

The Grantor covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) That until the said premises shall be sold or otherwise disposed of, to keep all buildings now or at any time on said premises insured in compliance to be selected by the grantee herein, who is hereby authorized to place such insurance in compliance acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, 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 Mortgagee or Trustee until the indebtedness is fully paid; (5) 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 so 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 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 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, 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 complainant in connection with the foreclosure hereof—including reasonable solicitor fees, outlays for documentary evidence, stenographer'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, 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, nor 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, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any bill to foreclose this Trust Deed, the trust 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 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 07 day of October, A. D. 1984

Charles Starks (SEAL)

Dorothy Starks (SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

State of Illinois
County of Cook } 55.

31 OCT 84 12: 29

I, Stuart R. Kwisman
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
Charles Starks and wife Dorothy N. Starks

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 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.

Wit under my hand and Notarial Seal, this
day of October A. D. 19 84.

Stuart R. Kwisman
Notary Public.

REC-3184 977160 27317874 A - REC 10.00

1000

Box No. 146

SECOND MORTGAGE

Trust Deed

TO

GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

FIRST METROPOLITAN BLDG S.

Lakeview Trust & Savings Bank
3201 N. Ashland
Chicago, Ill. 60657
312/525-2180

27317874

END OF RECORDED DOCUMENT