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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor Anna Balark, A SPINSTER

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of Sixteen Thousand Five Hundred Sixty-Three 96/100 Dollars in hand paid, CONVEY, AND WARRANT to GERALD E. SIKORA Trustees 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 10 in Block 10 in Englefield, being a Subdivision in the Southeast 1/4 of Section 20, Township 38 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 Anna Balark, A SPINSTER, justly indebted upon one principal promissory note bearing even date herewith, payable Lakeview Bank, Chicago, Illinois,

payable in 84 successive monthly instalments each of 197.19 due Monthly on the note commencing on the 01 day of December 84, 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 . . . covenant . . . and agree . . . 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 damage or damage to repair or restore all buildings or improvements on said premises which may have been destroyed or damaged; (4) to make to said premises, or to any part thereof, or to any part thereof, all such alterations, additions, or other improvements as may be required hereby; (5) to pay all expenses and charges incurred by the Grantor in connection with the placement of such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustees or Mortgagors, and second, to the Trustees herein as their interests may appear, which policies shall be left and remain with the said Mortgagors or Trustees until the indebtedness is fully paid; (6) to pay all prior taxes and the interest thereon at all times or times when the same shall become due and payable.

In case of failure to pay any tax or assessment, or any other charge, or to make any payment when due, the grantee or the holder of said indebtedness, may procure such instrument, or pay such taxes or assessments, or discharge or purchase any tax title 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 . . . agree . . . to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, and no more, shall be so much additional indebtedness created hereby.

In case of breach of any of the covenants contained in this indenture, 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, to 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.

In case of any action or proceeding brought against the grantee or the holder of said indebtedness, or in connection with the foreclosure herein,—including reasonable solicitors fees, penalties, or documentary evidence, and other charges, cost of procuring or completing a sheriff showing the whole title of said premises encumbered by 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 the tax bill, and shall be paid by the grantor . . . before the same is paid to the sheriff, or before the same is paid to the holder of said indebtedness, or to any party claiming an interest hereof, until all such expenses and disbursements, and the costs of suit, including collector'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 . . . that 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 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 cause the first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of Cook 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 21st day of July, A.D. 19 84.

Anna Balark

(SEAL)

(SEAL)

(SEAL)

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State of Illinois
County of Cook

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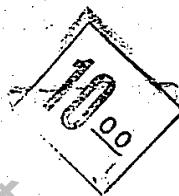
I, TONY JAMES DENOS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BELNA BALAKR, A SISTER

personally known to me to be the same person whose name is 13, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 21st day of OCTOBER, A.D. 1984.

Tony James Denos
Notary Public

OCT-31-84 977164 27317878 A - REC 10.00



Box No. 146

SECOND MORTGAGE

Grant Deed

To: GERALD E. SIKORA Trustee

THIS INSTRUMENT WAS PREPARED BY:

Del-Mont Builders Inc.

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

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END OF RECORDED DOCUMENT