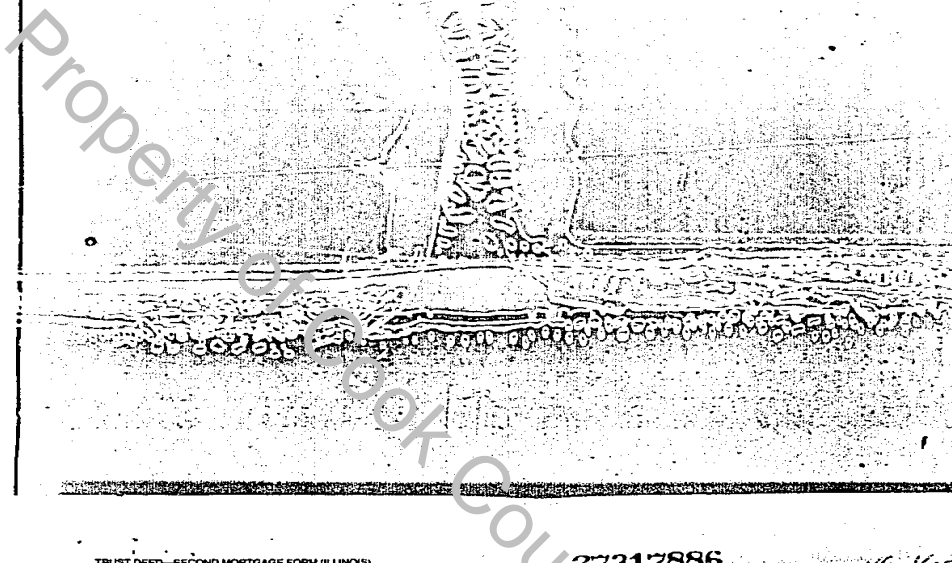


UNOFFICIAL COPY



TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

27317886

49-4030

WITNESSETH, That the Grantor M. LAFIN, S. ROYO & DEBOERH VENICE (Single) (Single)
Holmes

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of NINE THOUSAND THREE HUNDRED SIXTY-FIVE AND 40/100 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 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:
The South 10.36 ft. of the North 77.03 ft. of the West 24.0 ft. of the East 57.7 ft. of Lots 5, 8, 9, 12, 13, 16, 17, 20 and 21 (except the South 6.0 ft. of Lot 21 and except the East 13.0 ft. of said lots 16 and 17) also the East 1/4 of vacated S. Norton Street lying West of and adjoining aforesaid Lots all in M. Lafin's Subdivision of Block 16 in canal Trustees' Subdivision of the South East 1/4 of Section 17, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois
also The South 10.26 ft. of the North 87.29 ft. of the West 37.0 ft. of the East 60.70 ft. Lots 5, 8, 9, 12, 13, 16, 17, 20 and 21 (except the South 6.0 ft. of Lot 21 and except the East 13.0 ft. of the South 22.0 ft. of Lot 13 and except the East 13.0 ft. of said lots 16 and 17) also the

East 1/4 of vacated South Norton Street lying West of and adjoining aforesaid lots all in M. Lafin's Subdivision of Block 16 in canal Trustees' Subdivision of the South East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

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Property of Cook County

whereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. see attached
IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. writer.

WHEREAS, The Grantor... WILLIAM S. COOK (A SINGLE PERSON), & DEBORAH V. HOLMES (A SINGLE PERSON) justly indebted upon... one principal promissory note... bearing even date herewith, payable

WAKE VIEW TRUST SAVINGS BANK

payable in 60 successive monthly instalments, each of \$6.89, 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... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note 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; (6) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein who hereby authorized to place such insurance in companies 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 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 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, or so much additional interest as may be earned thereon.
In the event of 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, when 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 thereon. It is also agreed that 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 foreclosure decree as such, may be a part of the debt secured by this mortgage. 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 shall release 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 23 day of JUNE, A. D. 1984

Deborah V. Holmes (SEAL)
William S. Cook (SEAL)
..... (SEAL)
..... (SEAL)

213/7886

213/7886

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31 OCT 84 12:31

State of Illinois
County of Cook } 515.

I, Kim ANTHONY PISCOPO
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that William A. Boyle & DEBORAH
V. HOLMES
(single) (single)
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.

Given under my hand and Notarial Seal, this 23
day of JUNE A. D. 1984

Kim Anthony Piscopo
Notary Public

My Commission Expires May 22, 1988

Property of Cook County Clerk's Office

107-3184 27317886 A REC 11.00

Box No. 145
SECOND MORTGAGE
Trusteed
TO
GERALD E. SIKORA, Trustee
THIS INSTRUMENT WAS PREPARED BY:
FIRST CITY BUILDERS
LAKE VIEW TRUST AND SAVINGS BANK
300 N. ASHLAND AVE., CHICAGO, IL 60657
312/525-2180
27317886

END OF RECORDED DOCUMENT

3037

RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

RECORDER
XXXXXXXXXXXXXXXXXXXX
Harry Bus Yourell



CHICAGO 60602

CHIEF DEPUTY RECORDER
XXXXXXXXXXXXXXXXXXXX
JOHN, RICE
ADMINISTRATIVE ASSISTANT
XXXXXXXXXXXXXXXXXXXX

CERTIFICATE OF ADDITIONS

THIS IS TO CERTIFY THAT THE MICROFILMED
FRAMES APPEARING ON THIS ROLL OF FILM
BETWEEN START ADDITIONS AND END ADDITIONS
ARE TRUE AND ACCURATE IMAGES OF THOSE
DOCUMENTS OF THE RECORDER OF DEEDS,
COOK COUNTY, ILLINOIS, WHICH WERE MISSING
OR PROVED UNREADABLE UPON INSPECTION OF
THE ORIGINAL ROLL, AND ARE TO BE SPLICED
TO SUCH ORIGINAL ROLL FOR ITS COMPLETION.

[Handwritten Signature]
CAMERA OPERATOR