

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

27317953

49-40400

This Indenture, WITNESSETH, That the Grantor James A. Borowicz and Donna M. Borowicz, his wife

of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of FIVE THOUSAND FOUR HUNDRED 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 6 in Andy Carlson's Subdivision of West 1/2 of East 1/4 of South 1/4 of North East 1/4 of North East 1/4 of Section 13, Township 38 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 JAMES A. Borowicz and Donna M. Borowicz, his wife

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

LAKE VIEW TRUST SAVINGS BANK

payable in 48 successive monthly installments each of 113.35 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 provided, and according to any agreement standing in lieu 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 on 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 Mortgagee or Trustee 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 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 accrued interest, shall be due and payable at the option of the legal holder thereof, without notice, and with interest thereon from time of such breach, at seven per cent, per annum, and 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.

If as aforesaid by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including but not limited to solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embraced 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 decree, 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 benefit of the administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... 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 7th day of October A. D. 19 84

James A. Borowicz (SEAL)

Donna M. Borowicz (SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

State of Illinois }
County of Cook } ss.

I, Stuart R. Kuzman 01-314 977240 27317953 A - REC 10.00

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that James A. Borowicz and Donna M. Borowicz, his wife

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 07 day of OCTOBER A. D. 1984

Stuart R. Kuzman
Notary Public

Property of Cook County Clerk's Office

31 OCT 84 12: 49

10.00

27317953

Box No. 146

SECOND MORTGAGE

Trust Deed

TO

GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

FIRST NOTARIAL BLDG.

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

END OF RECORDED DOCUMENT