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27360630

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor . . . OTHA THURMAN and GLADYS THURMAN, his wife,

of the . . . City . . . of . . . Chicago . . . County of . . . Cook . . . and State of Illinois . . .
for and in consideration of the sum of . . . Three thousand six hundred forty and 80/100 . . . Dollars
in hand paid, CONVEY. AND WARRANT . . . to . . . JOSEPH DEZONNA, 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 North 1/2 of Lot 18 all of Lot 19 and the South 2 1/2 feet of
Lot A. J. Block 1 in resubdivision of the East 1/2 of original
Blocks 8 and 11 and that part of Block 7 West of Railroad in
Placerdale a subdivision of the East 1/2 of the South East
1/4 of Section 20, Township 37 North, Range 14 East of the Third
Principal Meridian in Cook County, Illinois, commonly known as
11739 South Peoria Avenue, Chicago, 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.

WHITE, The Greater OTHA THURMAN and GLADYS THURMAN, his wife

WHEREAS, The Grantor.....
justly indebted upon their one principal promissory note ..bearing even date herewith, payable
..... ALLIED CRAFTS and assigned to Northwest National Bank for the sum of ..
..... Three thousand six hundred forty and 80/100 dollars (\$3,640.80)
..... payable in .. 60 .. successive monthly instalments each of .. 60.68 .. due ..
..... on the note commencing on the 1st day of .. Jan .. 19 .. 82nd on the same date of ..
..... each month thereafter, until paid, with interest after maturity at the highest ..
..... lawful rate.

The Grantor...covenants...and agrees...as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said instrument as 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 or before the date to which the same shall be exhibited to exhibit receipt 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 want to save said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in company to be selected by the grantee, herein, who has hereby authorized such insurance, and to pay the premium therefor; (6) to hold the title to said premises in trust, and to attach payable first, to the first, "trusts of Mortgages, and, to the Trustee, as their trustee, at such times as may appear, with such policies as may be required, to the first Mortgagors 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 incumbencies 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 incumbencies . . . the interest thereon from time to time; and all money so paid, the grantee . . . agrees to, 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 failure of any of the above named persons to pay the whole of said indebtedness, including principal and all earned interest due, at the option of the legal holder thereof, without notice by mail, or otherwise, the same shall immediately due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, etc., shall be liable by foreclosure thereof, or by notice, suit, law, or both, the same as if all of said indebtedness had been breached by express terms.

If it appears by the grantor . . . that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure herein -- include -- *etc.* -- the solicitor's fees, expenses for documentary evidence, stenographer's charges, cost of procuring or completing an abstract showing the whole title of said premises embracing encroachments, &c., &c.

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 S. Larsen, of said County is hereby appointed to be the 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 in 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.

Witnessed and signed at the winter office, 213th - 5 November 1984.

(SEAL)

. (SEAL)

(SEAL)

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State of Illinois
County of Cook } 55.

I, *Philip M. Shaefer*,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Otha + Gladys Thurman, his wife,

personally known to me to be the same person whose name is *Philip M. Shaefer*,
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the signed, sealed and delivered the said instrument
as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness under my hand and Notarial Seal, this 13th
day of November A. D. 19 84

Philip M. Shaefer
Notary Public

Box No. 246

SECOND MORTGAGE

Trust Deed

OTHIA THURMAN and
GLADYS THURMAN, his wife
TO
JOSEPH DEZONNA, Trustee
.....

THIS INSTRUMENT WAS PREPARED BY:

L. J. La Motte

Northwest National Bank
3985 N. Milwaukee Avenue
Chicago, Illinois 60641



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END OF RECORDED DOCUMENT