

**UNOFFICIAL COPY**

27363290

This Indenture, witnesseth, That the Grantor Ivan E. Rayner and Carolyn W. Rayner  
( His Wife)

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Thirteen Thousand Four Hundred & Fifty 20/100 Dollars  
in hand paid, CONVEY AND WARRANT to Madison Bank & Trust Company  
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 ap-  
paratus 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:

*Block 3*  
Lots 16 and 17 in Block 3 in Griffin's Subdivision of Blocks  
1 to 4 in Street's Subdivision of the North  $\frac{1}{2}$  of the North  
East  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of Section 20, Township 37 North,  
Range 14, East of the Third Principal Meridian, in Cook County  
Illinois.

Herby 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  
Witness, The Covenants Ivan E. Rayner and Carolyn W. Rayner ( His Wife)

WHEREAS, The Grantor, Ivan E. Kayner and Carolyn M. Kayner, his wife,

initially indebted upon their principal promissory note bearing even date herewith, payable

60 monthly installments of \$ 224.17

The GRANTOR, covenant, and agree, as follows: (1) To pay said indebtedness and the interest thereon, as and when in said notes provided, or according to any agreement extending the same; (2) to pay, on the first day of June in each year, all taxes and assessments against said premises, and to repair any part thereof which may have been destroyed or damaged; (3) that waste to said premises shall not be committed or suffered; (4) to keep all buildings and 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 (trustdeed), with loss payable to the Trustee, and to pay all premiums thereon; (5) to pay, to the Trustee, all taxes and assessments which may appear, which pertain to the property herein described, until the same shall become due and payable.

In the Event of the death of any of the above named individuals, or of any other individual who may become such insurance, or pay such taxes or assessments, or discharge or purchase any tax liens or title affecting all or portions of the property, or all prior interests therein and the interest theron from time to time; and all money so paid, the grantor... agrees... to repay immediately without demand, and the sum with interest thereon from the date of payment at seven per cent, per annum.

expenses per cent, per annum, shall be recoverable by garnishee, or by suit, or action, or  
any other legal proceeding, or by any other method, as the case may be.

15. ACCRUED by the grantor, ... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosed property, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, costs of preparing or completing a abstract of title, or any suit or proceeding wherein the title or interest of the grantor, or any part of said interest, as such, may be a party, shall also be paid by the grantor. ... All such expenses and disbursements shall be an additional item upon said premises, shall be listed as costs and included in any decree that may be rendered in such foreclosed proceedings; which proceeding, whether decree or sale shall have been entered or not, shall not be dissolved, nor a release thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees, have been paid. The grantor, or his heirs, executors, administrators, and assigns of said grantee, shall remain liable to the plaintiff, or his heirs, executors, administrators, and assigns, for all such expenses and disbursements, and the costs of suit, arising out of or in connection with this Trust Deed, the execution of which shall be filed, sealed at once and without notice to the said grantee, ... or to any party claiming under said grantee, ... appoint a receiver to take possession 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, there shall be appointed by the Board of Supervisors of said County, to be first successor in this trust; and if for any cause, and final, such trustee fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County so hereby appointed to be second

In the event of the death, removal or absence from said County of the grantee, or of his refusal or failure to act, then

This Instrument Was Prepared By  
Rose Kagan  
2432 Delta Lane  
Elk Grove Village, Illinois

~~berolysa~~ G. Sayre

811

155113

182

# UNOFFICIAL COPY

State of Illinois REC-634 994246 27365296 A - REC 11.00  
County of Cook XX.

I, Rose Kagan

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Ivan E. Rayner and Carolyn W. Rayner (His Wife)

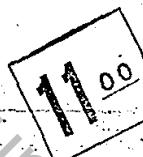
personally known to me to be the same person whose names are subscribed to the foregoing  
Instrument, appeared before me this day in person, and acknowledged that they signed, sealed and  
delivered the said Instrument as a free and voluntary act, for the uses and purposes therein  
set forth, including the release and waiver of the right of homestead.

Subs under my hand and Notarial Seal, this  
day of November A.D. 1984

14th

*Rose Kagan*  
Notary Public  
61048

6 DEC 84 3:26



RECEIVED IN BAD CONDITION

Box No. 131

SECOND MORTGAGE

Trust Deed

Ivan & Carolyn Rayner

TO

Madison Bank

END OF RECORDED DOCUMENT