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27369631

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor Leon A. Clark and Nadine E. Clark his wife AS JOINT TENANTS

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Fifty-two hundred fifty-three and .60/100 Dollars

hand paid, CONVEY AND WARRANT to GERALD E. SIKORA, Trustee

the City of Chicago County of Cook and State of Illinois

and his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein contained, 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 40 and the East 1/2 of Lot 40 in the Subdivision of Block 2

in First Addition to Pullman a Subdivision of the East 1/2 of the

Northeast 1/4 of Section 21, Township 37 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 Leon A. Clark and Nadine E. Clark, his wife AS JOINT TENANTS
justly indebted upon one principal promissory note bearing even date herewith, payable

LAKEVIEW BANK

payable in 60 successive monthly installments each of \$72.56 due MONTHLY
on the note commencing on the 7 day of DEC. 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, according to any agreement concerning time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises and an 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) within sixty days after destruction or damage to repair or replace all fixtures or equipment on said premises incurred in connection therewith; (5) to keep all buildings now or at any time on said premises in good repair and condition; (6) to cause to be placed on said premises such insurance as may be necessary to protect the same from fire and other risks, and to name the Grantor as the owner of the policies, which policies shall be left and remain with the said Mortgagors or Trustees until the indebtedness is fully paid; (7) 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 on the part of the grantor to insure, pay taxes or make payments or the prior incumbrances or the interest thereon, the holder of said indebtedness 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 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, 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.

It is Agreed by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, costs of procuring or completing abstract showing the whole title to the premises, and all other expenses and charges, including attorney's fees, incurred by the holder of the indebtedness, shall be paid by the grantor... and the same, as such, may be a part, 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 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 heirs, executors, administrators and assigns of the grantor, and for the benefit of the holder of the indebtedness, shall remain liable for all debts and obligations of the grantor... 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 like cause shall fail to act, or if the person whom 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 justable charge.

Witness the hand... and seal... of the grantor this 9th day of October A. D. 1984

Leon Clark
Nadine E. Clark

(SEAL)

(SEAL)

(SEAL)

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State of Illinois }
County of Cook }

I, Strat R. Kresman

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

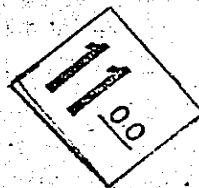
Leon A. Clark and Nadine E. Clark, his wife
AS JOINT TENANTS

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.

seen under my hand and Notarial Seal, this 9TH
day of OCTOBER A.D. 1984

Strat R. Kresman
Notary Public

REC-1254 997118 27369631 A - RZ 572123 091250



SECOND MORTGAGE
Trust Deed

Box No. 146

to

THIS INSTRUMENT WAS PREPARED BY:
FIRST METROPOLITAN BUILDERS CO.

16969631

END OF RECORDED DOCUMENT