

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

27369633

44-41226

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor JEROME F. O'BRIEN AND MARIAN L. O'BRIEN (WIFE)

of the CITY of CHICAGO County of COOK and State of ILLINOIS for and in consideration of the sum of TWELVE THOUSAND THREE HUNDRED TWENTY \$1100. 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: LOT 40 AND 41 IN DIVISION OF LOTS 3 AND 4 AND THAT PART OF LOT 13 LYING EAST OF THE RAILROAD RIGHT OF WAY AND SOUTH OF THE NORTH LINE OF LOT 3 EXTENDED WEST TO SAID RAILROAD RIGHT OF WAY IN COUNTY CLERKS DIVISION OF COOK IN SHEFFIELD ADDITION TO CHICAGO IN SECTION 29 TOWNSHIP 40 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 JEROME F. O'BRIEN AND MARIAN L. O'BRIEN (WIFE)

justly indebted upon ONE principal promissory note, bearing even date herewith, payable LAKE VIEW TRUST AND SAVINGS BANK

payable in 48 successive monthly instalments each of \$25.17 due MONTHLY on the note commencing on the 07 day of JANUARY 1985 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A JOINT INSTRUMENT

The Grantors covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, according to the 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 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 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 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 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 agree to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, shall be as 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, or by suit at law, or such, the same as if all said indebtedness had then matured by express terms.

By Act and 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, cost of procuring or completing abstract showing the whole title of said premises embracing 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 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 thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fee have been paid. The grantor, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that 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 01st day of October A. D. 1984

Jerome O'Brien (SEAL)
Marian O'Brien (SEAL)

27369633

RECEIVED IN BAD CONDITION
UNOFFICIAL COPY

State of Illinois
County of Cook } 55.

I, CAROL M^c LUEN
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that MARSHALL L. O'BRIEN
AND JEROME F. O'BRIEN (widow)

personally known to me to be the same person whose name is given subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument
as his 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 01ST
day of OCTOBER A. D. 19 84

Carol M^c Luen
Notary Public.

Property of Cook County Clerk's Office

12 DEC 84 12:57

11
00

REC-12 94 997120 27369633 A - REC 11 86

SECURITY

GERALD E. SNOOKS

THIS INSTRUMENT FILED BY Carroll

LAKE VIEW TRUST
3201 N. ASHLAND
CHICAGO, ILL. 60641
312/826-2140