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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor, Albert D. Glover and Ruth E. Glover,
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 Five Thousand, Four Hundred, Twenty-Nine & 52/100 Dollars
in hand paid, CONVEY AND WARRANTS 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:

The South 1/2 of Lot 52 and all of Lot 51 in Block 5 as shown
on a map of New Roseland, a Subdivision of part of Fractional
Section 33, North of the Indian Boundary Line, and part of
Fractional Sections 28 and 33, South of the Indian Boundary
Line, all in Township 37 North, Range 14, East of the Third
Principal Meridian plat recorded as document 9,813,257 in
Cook County, Illinois.
Commonly known as: 12747 S. Wallace, Chicago, IL.
Tax No. 55-33-105-018-000

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 Albert D. Glover and Ruth E. Glover, his wife as joint tenants
justly indebted upon one principal promissory note, bearing even date herewith, payable

TO: 1st City Builders ASSN. FOR LAKEVIEW TRUST & SAVINGS BANK

payable in 72 successive monthly installments each of 75.41 due
on the note commencing on the 1st day of July, 1985, 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 notes 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 demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or improve said premises that may have been destroyed or damaged; (4) that water to said premises shall not be cut off or suffered; (5) to keep all buildings now or at any time on said premises insured in companies 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 successors 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 mortgages, and the interest thereon, at the time or times when the same shall become due and payable.

In the event of failure to insure, or pay taxes or assessments, or the prior mortgages 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 any prior mortgages, 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 so much additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agree, until 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 competent in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, sheriff's charges, cost of procuring or compiling abstract showing the whole title of said premises embracing all taxes, liens and decrees 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 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 said 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 grantor, 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 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 grantor 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 23 day of MAY A D. 1985

Albert D. Glover (SEAL)

Ruth E. Glover (SEAL)

(SEAL)

(SEAL)

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