

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

85057513 277-31774 BCS

This Indenture, WITNESSETH, That the Grantors: Marvin Jefferson and Ella J. Jefferson,  
his wife

Property Address: 6001 S. Laflin  
of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Two thousand seven hundred eighty one and 72/100 Dollars

in hand paid, CONVEY AND WARRANT to R. D. McGLYNN, 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 41 in Subdivision of West 1/2 of South East 1/4 of the North West 1/4  
of the South West 1/4 of Section 17, Township 38 North, Range 14, East of

the Third Principal Meridian, in Cook County, Illinois.

P. R. E. I. #20-17-310-001

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.  
By Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantors Marvin Jefferson and Ella J. Jefferson, his wife  
justly indebted upon one principal promissory note, bearing even date herewith, payable

payable in 36 successive monthly instalments each of \$77.27 due  
on the note commencing on the 14th day of July 1985, and on the same date of  
each month thereafter, until paid, with interest after maturity at the highest  
lawful rate.

The Grantors 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 restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises in repair in accordance with the covenants and agreements herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, 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, the grantor 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 agrees to repay immediately without demand, and at the same rate 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 acknowledged by the grantors that all expenses and disbursements paid or incurred in behalf of complainant in connection with this foreclosure hereof including reasonable solicitor 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 grantor 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 proceedings, 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 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 in foreclosure 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  
Joan J. Behrendt 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 grantor or his successor in trust, shall release said premises to the party entitled, on receiving the reasonable charges.

Witness the hands and seals of the grantor on this 29th day of May, A. D. 1985.

Marvin Jefferson (SEAL)  
Ella J. Jefferson (SEAL)

BOX 22

85057513

UNOFFICIAL COPY

State of Illinois }  
County of Cook } 55.

I, the undersigned, \_\_\_\_\_  
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that \_\_\_\_\_  
\_\_\_\_\_ Jefferson and Ella J. Jefferson, his wife \_\_\_\_\_  
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.  
Given under my hand and Notarial Seal, this \_\_\_\_\_ 29th \_\_\_\_\_  
day of \_\_\_\_\_ May \_\_\_\_\_ 1985.

*Eileen M. Deaney*  
Notary Public  
1988

DEPT-01 RECORDING 411.00  
#1111 TRAN 9705 06/12/85 11:23 AM  
#4241 # A \* -85-057516

Box No. 22

SECOND MORTGAGE

**Trust Deed**

TO  
R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company  
4000 W. North Ave.  
Chicago, Illinois 60639

11.00

619.5985

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Property of Cook County Clerk's Office