

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

FORM NO. 2202
April, 1980

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

8 5 1 0 2 2 2 7

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

85102227

THIS INDENTURE WITNESSETH, That James Revell and
wife Louise Revell (J)
_____ (hereinafter called the Grantor), of _____
5534 S. Lowe Ave. Chicago, IL 60621
_____ (No. and Street) (City) (State)
for and in consideration of the sum of Ten and 00/100-----
_____ (\$10.00)----- Dollars
in hand CONVEYS AND WARRANTS to _____
BUDGET CONSTRUCTION CO
of 6218 N. Pulaski Rd. Chgo, IL 60646
_____ (No. and Street) (City) (State)

Above Space For Recorder's Use Only

as Trustee, and I to his successors in trust hereinafter named, the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of Cook and State of Illinois, to-wit:

Lot 31 in Block 2 in Gardner's 55th Street Boulevard Addition, said addition being a subdivision of the North half of Block 40 in School Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as 5534 S. Lowe Ave. 20-16-102-056
Permanent Tax No: 26-16-091

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 is justly indebted upon ONE principal promissory note bearing even date herewith, payable

To Budget Construction Co. in 84 equal monthly installments of \$283.90 starting on August 1st, 1985. Total of payments is \$23,847.60 at an annual percentage rate of 16.5.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due 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 a building or more all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to 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 hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable not 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 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 so to 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 agrees to repay immediately without demand, and the same with interest thereon from the date of payment of _____ 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 by 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 _____ 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 plaintiff in connection with the foreclosure hereof - including reasonable attorney's fees, outlays for documents, 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 charge 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 attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: James Revell and wife Louise Revell (J)
IN THE EVENT of the death, removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then _____ 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 the second successor in this trust. And when all of 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.
This trust deed is subject to _____

Witness the hand and seal of the Grantor this 10th day of July, 1985
James Revell (SEAL)
Please print or type name(s) below signature(s)
Louise Revell (SEAL)

This instrument was prepared by Budget Construction Co., 6218 N. Pulaski Rd., Chgo., IL 60646
(NAME AND ADDRESS)

85102227

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Marilyn A. Anderson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Revell and wife Louise Revell (J)

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 official seal this 10th day of July, 1985.

(Impress Seal Here)

Marilyn A. Anderson
Notary Public

Commission Expires August 16, 1988

15 JUL 85 1:59

Property of Cook County Clerk's Office



-85-102227

JUL-15-85 3 9 5 4 7 • 85102227 - A - Rec 11.00

| | |
|--|---|
| BOX No. | SECOND MORTGAGE Trust Deed |
| James Revell and wife Louise Revell (J) | |
| TO | |
| BUDGET CONSTRUCTION CO. | |
| | |
| MAIL TO: | BUDGET CONSTRUCTION CO. 6218 N. Pulaski Rd. Chicago, IL 60618 |
| GEORGE E. COLE LEGAL FORMS | |