

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM ILLINOIS

8 5 1 2 1 3 2 85121821

This Indenture, WITNESSETH, That the Grantor, FAROU EVANS and MARY EVANS, his wife

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Eleven thousand five hundred ninety-nine and 20/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, 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 23 in Block 47 in Cornell, being a Subdivision in Section 26 and 35,
Township 38 North, Range 14, East of the Third Principal Meridian in
Cook County, Illinois, commonly known as 7544 South Dobson Avenue,
Chicago, Illinois.

Permanent Tax No. 20-26-304-029-0000

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

WHEREAS, The Creditors, FAROU EVANS and MARY EVANS, his wife
justly indebted upon their..... one principal promissory note bearing even date herewith, payable
to ZENITH HOME IMPROVEMENTS, INC. and assigned to Northwest National Bank for the
sum of Eleven thousand five hundred ninety-nine and 20/100 dollars (\$11,599.20)
payable in 60 successive monthly instalments each of 193.32 due
on the note commencing on the 1st day of September 85, and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

THE GRANTOR, covener, ... and agrees... as follows: (1) To pay as indebtedness, at agreed rate of interest, principal, and premium, if any, and all other amounts due under this instrument, within sixty days after destruction or damage, to refund or restore all buildings or improvements which shall not be consumed or suffered; (2) to keep all buildings now or at any time on said premises and to place such insurance and compensation acceptable to the holder of the first mortgage indebtedness, as may be required by the holder of the first mortgage, to protect all buildings and personal property, and the interest therein, at the time or times when the same shall become due and payable; (3) to pay in the event of failure so to mature, or pay at maturity, or at prior circumstances or at such time as the holder of the first mortgage, or any other creditor, or for discharge or purchase may call for, the amount of all sums then due and payable, together with interest thereon, at the rate of six percent per annum, until he who so much additional indebtedness secured hereby, when due, plus the grants or holders of and indebtedness and premiums of all prior creditors and the interest and expenses of collection, and all costs and expenses of defense, and to pay with interest thereon the date of payment at the rate of six percent per annum.

In the Event of the death, removal or absence from and **Cook** County of the grantee, or his or her wife, if there be any, there
Thomas S. Larsen shall County be hereby appointed to be first successor in this trust, and if for
the cause and first successor fail or refuse to act, the person who shall then be the acting Receiver of Deeds of said County is hereby appointed to be second successor in this
trust. And when all the seal'd covenants and agreements are performed, the trustee or his successor in trust, shall release and vacancies in the party entitled, as mentioned above.

Witness the hand, and seal, of the grantor, this 16th day of July, A.D. 1885.

X. Frank Evans
X. Mary Evans

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State of Illinois
County of Cook

I, *Edward K. Faulke*,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that *James Evans*
and Mary Evans (*his wife*)
personally known to me to be the same person whose name *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 ~~that~~ 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 16th
day of July A. D. 1985.

Edward K. Faulke
Notary Public.

My Commission Expires May 30, 1988

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Box No. 246

SECOND MORTGAGE

Trust Deed

FAROU EVANS and
MARY EVANS, his wife
TO
JOSEPH DEONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Robert E. Nowicki

Northwest National Bank
3985 Milwaukee Ave.
Chicago, Illinois 60641

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