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This Document Prepared By: Christy Brutlag 4000 W. North Ave. Chicago, IL 60639

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

85123929
27-3510

This Indenture, WITNESSETH, That the Grantor Kenneth Ford

Property Address: 453 W. 61st St.
 of the City of Chicago, County of Cook and State of Illinois
 for and in consideration of the sum of Seven thousand two hundred sixty and 00/100 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 improvement 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:
The West 19 feet (except that part, if any, in the East 5 feet) of Lot 25 and the East 18 feet (except that part, if any, in the West 7 feet) of Lot 26 in the
Subdivision of block 5 in Clough and Barney's Subdivision of Lots 34 and 35 in the School Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P. R. E. I. #20-16-317-002

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 Kenneth Ford

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

payable in 60 successive monthly instalments each of 121.00 due
on the note commencing on the 7th 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 covenants and agrees as follows: (1) To pay said indebtedness, with 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 or about 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, together with improvements thereon, in repair and to cause to be selected by the trustee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with the cause 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 Trustee or Mortgagee 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 insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the trustee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or file a claim against 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 at seven per cent. per annum, shall be so such 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 accrued 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 the grantor in connection with the foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographic charges, cost of procuring or completing abstracts, showing the whole title of said premises embracing foreclosure decree 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, set aside or release given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said party, and for the heirs, executors, administrators and assigns of said 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 bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, appoint a party claiming under said grantor to appoint a receiver to take possession and 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 wife, or failure to act, then

Joan J. Behrendt of said County is hereby appointed to be the 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 paying the reasonable charges.

Witness the hand and seal of the grantor, this 24th day of July, A. D. 19 85

Kenneth Ford
Kenneth Ford

(SEAL)
(SEAL)
(SEAL)
(SEAL)

BOX 22

85123929

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State of Illinois }
County of Cook } 55.

I, *Maurice Brown*

a Notary Public in and for said County, in the State aforesaid. Do hereby Certify that *Kenneth Lord*

personally known to me to be the same person whose name *is* subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 *24th* day of *July*, A. D. 19*85*.

Maurice Brown
Notary Public

Property of Cook County Clerk's Office

RECORDED
INDEXED
FEB 20 1985

FEB 20 1985

68-10-38

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 60610

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