

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY DEBORAH A. HOLSMAN, 4000 W. NORTH AVENUE, CHICAGO

85138441  
27-35160

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITHNESSETH, That the Grantor Beatrice Robinson 85138441  
Property Address: 10121 S. Calhoun

of the City of Chicago County of Cook and State of Illinois  
for and in consideration of the sum of Nine thousand four hundred one and 28/100 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 the 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:  
The North 19.75 feet of Lot 31 and Lot 32 (except the North 8.5 feet thereof), in Block 25 in Calumet Trusts Subdivision of Section 12, both north and south of the Indian Boundary Line, in Township 37 North, Range 14, East of the Third Principal Meridian and Fractional Section 7, North of the Indian Boundary Line, in Township 37 North, Range 15, East of the Third Principal Meridian, according to plat thereof recorded December 30, 1925, as Document 9,137,462, in Cook County, Illinois.  
P. R. E. I. #25-12-422-043

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 Beatrice Robinson  
justly indebted upon one bearing even date herewith, payable

payable in 84 successive monthly instalments, each of \$111.92 due  
on the note commencing on the 15th day of SEPT. 19 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, and the interest thereon, as herein 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 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 no clause attached by the first mortgagee or Trustee, 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 said indebtedness is fully paid; (6) to pay all prior encumbrances, 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 discharge or purchase any tax lien or title affecting said premises or pay all prior encumbrances 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 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 Agreed by the grantor that all expenses and disbursements paid or incurred in connection with the foreclosure of any of said indebtedness, including reasonable solicitors 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 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 paid 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 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 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 grantee, 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 his reasonable charges.

Witness the hand and seal of the grantor this 1st day of AUGUST A. D. 1985

Beatrice Robinson (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

BOX 22

85138441

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 Beatrice Robinson  
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 she signed, sealed and delivered the said instrument  
as her 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 1st  
day of AUGUST A. D. 19 85.

*Beatrice Robinson*  
Notary Public

My Commission Expires 7-26-88



Property of Cook County Clerk's Office

DEPT-01 RECORDING  
1#2222 TRNN 2126 08/08/85 19:52:00  
#2058 # B \* -85-1109441

For 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