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TRUST DEED - SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor
Lula M. Boulden (a Widow)

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Twelve Thousand Nine Hundred Five and 76/100 Dollars

in hand paid, CONVEY, AND WARRANT, to GERALD E. SIKORA, 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 15 AND THE WEST HALF OF LOT 14 IN BLOCK 57
IN S. E. GROSS' FOURTH ADDITION TO PAVLON PARK,
BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTH EAST
QUARTER OF THE SOUTH EAST QUARTER AND ALSO THAT PART OF THE
NORTH WEST QUARTER OF THE SOUTH EAST QUARTER LYING NORTH-
EASTERLY OF THE RIGHT OF WAY OF CHICAGO AND WESTERN
INDIANA RAILROAD, ALSO ALL THAT PART OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER LYING NORTH EASTERLY
OF RIGHT OF WAY OF CHICAGO AND WESTERN, INDIANA RAILROAD,
ALL IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, commonly known as 523 E. 91st St
TAX # 3503 J.C. 609-0005

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 Lula M. Boulden (a Widow)
justly indebted upon one principal promissory note, bearing even date herewith, payable
to: Wilson Builders assigned to: Lake View Trust and Savings Bank

payable in 84 successive monthly installments each of \$3.64, due monthly
on the note commencing on the 16 day of SEPT. 1985, 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 and in said notes provided, or according to any agreement extending time of payment, 2) to pay prior to the first day of due in each year, all taxes and assessments on 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 insured in compliance to be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage said indebtedness, with loss clause 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 Mortgagee or Trustee until the indebtedness is fully paid; 6) to pay all fire insurances, 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 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 moneys 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 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 term.
It is AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable attorney fees, out-of-pocket expenses, stenographer's charges, cost of preparing 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, not caused 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 proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release be given, until all such expenses and disbursements, and the costs of suit, including attorney fees have been paid. The grantor, for said grantor's heirs, executors, administrators and assigns of said grantor, agrees, 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 grantor, or of his refusal or failure to act, then
Thomas F. Bussey 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 the 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 02 day of August, A. D. 1985
x Lula Boulden (SEAL)
(SEAL)
(SEAL)
(SEAL)

85142688

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State of Illinois }
County of Cook } SS.

I, Guy DeMicco, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lula M. Boulden (a Widow) 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 day of AUGUST A. D. 1985.

Guy DeMicco
Notary Public

85-142688

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TD → Hor No. 146

SECOND MORTGAGE

Trust Deed

Lula M. Boulden
1539 East 93rd Street
Chicago, Illinois

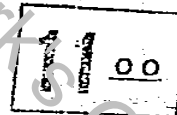
TO

GERALD E. SIKORA, Trustee
Lake View Trust & Savings Bank of Chicago
3201 North Ashland Avenue
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

Guy DeMicco
Wilson Builders
889 West Madison
Chicago, Illinois 60607

LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
312/625-2180



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