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TRUST DEED—SECOND MORTGAGE FORM—ILLINOIS

This Indenture, WITNESSETH, That the Grantor Melvin D. Griffin (Divorced and not since remarried)

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Three Thousand Seven Hundred Ninety Seven & 28/100 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 everything 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 17 and the South 9 feet of Lot 18 in Block 1 in Josiah Bissel's Subdivision of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County Illinois.

COMMONLY KNOWN AS: 11542 S. Normal, Chicago. PERMANENT TAX NO: 25-21-307-019

Hereby releasing and waiving all right 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 Melvin D. Griffin (Divorced and not since remarried)

justly indebted upon one principal promissory note, bearing even date herewith, payable to: Cory Construction Corp. Assigned to Lake View Trust and Savings

payable in 48 successive monthly instalments each of 79.11 due monthly on the note commencing on the 1st day of SEPT 1985, and on the same date of each month thereafter, until paid, with late interest after maturity at the highest lawful rate.

THIS IS A JUNIOR MORTGAGE

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein set out and subject, provided, or according to any agreement or existing time of payment, (2) To pay prior to the first day of June in each year, all taxes and assessments against said premises, (3) To pay, within sixty days after deducting from or damage to be repaired or restore all buildings or improvements on said premises, (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 compliance with the requirements herein, who is hereby authorized to place such insurance in compliance with the holder of the first mortgage instrument, with loss payable to the first Trustee or Mortgagee, and, second, in the Trustee herein as their interests may appear, which policies shall be kept and remain with the said Mortgagee or Trustee until the indebtedness is fully paid, (6) To pay all front end insurance, and the interest thereon, at the time or times when the same is so payable, (7) To pay to the grantee or the holder of said indebtedness, (8) In the Event of failure to pay taxes or assessments, or the prior encumbrances 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 discharge any lien or title affecting said premises, or pay all principal and interest, and the interest thereon from time to time, and all money so paid, the grantee or Trustee is authorized to repay immediately without demand, and the grantee or Trustee with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereby, (9) In the Event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and all interest thereon from time of such breach, at seven per cent per annum, shall be recoverable in foreclosure thereof, in any such law, or both, the same as if all of said indebtedness had then matured by express terms, (10) It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of a complainant in connection with the foreclosure hereof, including reasonable attorney's fees, outlays for documents, evidence, stenographer's charges, cost of preparing or completing the deed, or in connection with the whole title of any mortgage embracing foreclosure decree, shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or proceeding, wherein the grantor is any party, or 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, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be discontinued, nor shall any part of said indebtedness, or any part of the same, be paid or satisfied, until all such expenses and disbursements, and the costs of such proceedings, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, shall be paid, (11) All right to the power of sale, and the proceeds of sale shall have been entered or not, shall not be discontinued, nor shall any part of said indebtedness, or any part of the same, be paid or satisfied, until all such expenses and disbursements, and the costs of such proceedings, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, shall be paid, (12) The filing of any suit to foreclose this First Lien, the court in which such suit is filed, or any court of competent jurisdiction, shall be deemed to constitute an appointment of the grantor, or to any party claiming under said grantor, as a receiver to take possession or charge of said premises with power to collect the same, and profits of the same and produce of the same.

In the Event of the death, removal or absence from said Cook County of the grantor, or of his heirs or failure to act, then

Thomas F. Bussey, of said County is hereby appointed to be the first successor in this trust, and if for any like cause a 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 a party entitled, receiving his reasonable charge.

Witness the hand and seal of the grantor this 1st day of Sept 1985 A. D. 85

Melvin D. Griffin (SEAL)

(SEAL) (SEAL) (SEAL)

UNOFFICIAL COPY

-85-142692

State of Illinois
County of Cook } 55.

I, Alex Eisenberg
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that Melvin D. Griffin
(Divorced and not since remarried)
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 01ST
day of August, A. D. 1985

Alex Eisenberg
Notary Public

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MAIL TO

Box No. 146

SECOND MORTGAGE

Trust deed

Melvin Griffin
11542 South Normal
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:

Cory Construction Corp.
6316 N. Cicero Ave.
Chicago, Ill. 60646
Alex Eisenberg
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, IL 60657
312.625.2180

Property of Cook County Clerk's Office