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TRUST DEED—SECOND MORTGAGE (FORM 18-1001)

This Indenture, WITNESSETH, That the Grantor Dorothy M. Powell (widow not remarried)

of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of Four Thousand Two Hundred Ten & 80/100 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 41 and the South 5 feet of Lot 4 in Block 14 in Baird and Rowland's Subdivision of the West Half of the North East Quarter of Section 31, Township 38 North, Range 14, East of the Third Principal Meridian.

COMMONLY KNOWN AS: 8215 S. Winchester, Chicago  
PERMANENT TAX NO: 20-31-225-051-0000

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 Dorothy M. Powell (widow, not remarried) justly indebted upon one principal promissory note, bearing even date herewith, payable to Cory Construction Corp., Assigned to Lake View Trust & Savings payable in 60 successive monthly instalments each of 70.18 due monthly on the note commencing on the 9th day of Sept. 1985, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A JUNIOR MORTGAGE

The Grantor, covenant and agree 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 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 when it shall be necessary to be estimated or altered; (5) to keep all buildings or improvements on said premises insured in compliance with the covenants herein, who is hereby authorized to place such insurance on any policies acceptable to the holder of the first mortgage, including those with loss clauses attached payable first to the first Trustee or Mortgagee, and named to the Trustee by whom such insurance may apply, which policies shall be let and remain in full force with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all past and future taxes, and the interest thereon, at the times and times when the same shall be due, and to pay the same; (7) to pay all past and future taxes, and the interest thereon, at the times and times when the same shall be due, and to pay the same; (8) to pay all past and future taxes, and the interest thereon, at the times and times when the same shall be due, and to pay the same; (9) to pay all past and future taxes, and the interest thereon, at the times and times when the same shall be due, and to pay the same; (10) to pay all past and future taxes, and the interest thereon, at the times and times when the same shall be due, and to pay the same.

In the event of breach of any of the above covenants or agreements the whole of said indebtedness, including principal and all earned interest shall, as to a portion of the legal holder thereof, become immediately due and payable, and with interest thereon from the date of such breach, at seven per cent, per annum, shall be recoverable by foreclosure thereof, or by contract, or both, the same as if all said indebtedness had then matured by agreement.

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of compliance with the foreclosure hereof including reasonable solicitors fees, or days for documentary evidence, manager's fees, charges, cost of procuring or completing abstracts covering the whole title of said premises embracing State and Federal taxes shall be paid by the grantor and the said expenses and disbursements, incurred by any suit or proceeding against 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 on said premises, 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 dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitors fees have been paid. The trustee for said grantor and for the heirs, executors, administrators and assigns of said grantor have 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 grantor, trustee 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 Witness Whereof the Grantor, heretofore named, has hereunto set her hand and seal, this 26th day of July, A.D. 1985  
Thomas F. Bussey, Recorder of Deeds of Cook County, Illinois, in and to the said County is hereby appointed to be the acting Recorder of Deeds of Cook County in this trust; and if for any like cause said first assessor fails or refuses to act, the person who shall then be the acting Recorder of Deeds of Cook County is hereby appointed to be the second successor in this trust. And when all the said covenants and agreements are performed, the grantor or his successor in trust, shall release said premises to the party entitled, on receiving this reasonable charge.  
Witness the hand and seal of the grantor this 26th day of July, A.D. 1985  
Dorothy M. Powell (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

Property of Cook County

85142707

85-142707

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 Dorothy M. Powell  
(widow not 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 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 26th  
day of July, A. D. 1965.

*Alex Eisenberg*  
Notary Public

Property of Cook County Clerk's Office

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11.00

SECOND MORTGAGE

**First Step**

Dorothy M. Powell  
8215 S. WINCHESTER  
CHICAGO, ILLINOIS 60620

TO

GERALD E. SIKORA, Trustee  
LAKE VIEW TRUST & SAVINGS BANK  
3201 N. ASHLAND AVENUE  
CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

Cory Construction Corp.  
6316 N. Cicero Ave.  
Chicago, Illinois 60646  
Alex Eisenberg  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, ILLINOIS 60657  
312/525-2180