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TRUST DEED - SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor Kenneth Jones, a bachelor

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

for and in consideration of the sum of Ten Thousand, Eight Hundred, Fifty-Nine & 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 thereon, 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 13 in Block 7 in A.B. Meeker's Addition to Hyde Park, a Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 38 North, Range 15 (except the West 25 feet thereof), East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 8231 S. Coles, Chicago, IL. PIN # 21-31-232-013-0000

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, Kenneth Jones, a bachelor,

justly indebted upon one principal promissory note bearing even date herewith, payable To: 1st City Builders, Inc. ASSIGN TO: LAKEVIEW TRUST & SAVINGS BANK

payable in 72 successive monthly instalments each of 150.83 due monthly on the note commencing on the 10th 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 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 June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) to keep all buildings, structures or improvements on said premises in good repair and to insure the same against fire and theft; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings, structures or improvements 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 herein, with loss payable attached payable first to the first Trustee or Mortgagee, second, to the Trustee hereon as their interests may appear, whose policies shall be left and remain in force until the said Mortgage or Trust deed 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; (7) to pay the interest on the indebtedness secured hereon, the principal thereon, and the interest thereon, due, the principal or the holder of said indebtedness, may procure access to such such taxes or assessments, or the interest thereon, or the principal thereon, due, the principal or the holder of said indebtedness, at seven per cent, per annum, shall be so much additional indebtedness secured hereby; (8) that in the event of a breach of any of the above covenants or agreements herein, the whole of said indebtedness, 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; (9) that as against the grantor, all such expenses and disbursements, as aforesaid, incurred in behalf of compliance with the foregoing herein, including reasonable attorneys fees, outlays for documentary evidence, stamp duty charges, cost of preparing or completing abstracts, and the whole title and said premises embracing foreclosure decree shall be paid by the grantor; (10) and the like expenses and disbursements, as aforesaid, 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; (11) All such expenses and disbursements shall be an additional indebtedness secured hereon, shall be taxed as taxes and collected in any decree that may be rendered in such foreclosure proceeding, 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 attorney's fees have been paid. The grantor, the said grantor, and his heirs, executors, administrators and assigns, shall waive all rights to the possession of, and interest in, said premises, pending such expenses and disbursements, and agree that upon the filing of a 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 and charge of said premises with power to collect the rents, issues and profits of the said premises.

In Wit: Every of the death, removal or absence from said Cook County of the grantor, or his refusal or failure to act, in

Thomas F. Bussey, 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 Trustee of record of Cook County is hereby appointed to be the second successor in this trust. And when all the above 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 23rd day of July, A. D. 1985

X Kenneth Jones

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

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State of Illinois
County of Cook) 55.

I, Hopa Wolff
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kenneth Jones, a bachelor,
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 use and purposes therein set forth, including the release and waiver of the right of homestead
under my hand and Notarial Seal, this 23rd
day of July, A. D. 1985.

Hopa Wolff
Notary Public
Commission Expires: 4/23/88

REC-12-53 57285 • 85142725 • A — Recd: 22 59 85

Mail
To → Box No. 146

SECOND MORTGAGE

Trust Fund

Kenneth Jones
8231 S. Coles
Chicago, Ill.

TO

GERALD E. SIKORA, Trustee
LAKEVIEW TRUST & SAVINGS BANK
3201 N. Ashland Ave.
Chicago, Ill.

THIS INSTRUMENT WAS PREPARED BY:

ALEX TAPPER
1st City Builders, Inc.
3849 W. Devon
Chicago, Ill. 60659
LAKEVIEW TR. & SAVINGS BANK
3201 N. ASHLAND AVE. CHICAGO, ILL 60657
312/825-2180

11.00

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