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TRUST DEED - SECOND MORTGAGE FOR VALUE RECEIVED

George H. Garner Jr. and wife

This Indenture, WITNESSETH, That the Grantor
Karen as joint tenantsof the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Eleven Thousand fifty nine and 44/100 Dollars
in hand paid, CONVEY, AND WARRANT, to GERALD E. SIKORA, Trusteeof 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 Nineteen (19) and the North Ten (10) Feet of Lot Twenty (20) in
Block Two (2) in Binford's Subdivision of Block One (1) in Carolin's
Subdivision of the West Half (1/2) of the Southeast Quarter (1/4) of
Section Twenty-Five (25), Township Thirty-Eight (38) North, Range
Fourteen (14), East of the Third Principal Meridian, in Cook
County, Illinois.Commonly known as: 7546 South Merrill Chicago, Illinois
Permanent Tax No. 20-25-402-041-0000Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
Is Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein.WHEREAS, The Grantor, George H. Garner Jr. and Karen Garner, His wife
as joint tenants
justly indebted upon
Unique Contractors, Inc., assigned to Lakeview Trust & Savings Bankpayable in 84 successive monthly installments each of 131.66 due monthly
on the note commencing on the 20th day of April 1981, 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, to pay prior to the first day of each month, taxes and expenses incident to real estate, buildings or improvements owned and possessed by the grantor, or damaged, (2) that the grantor, or persons who may be imputed or suffered to be his or her lessee or at any time an undivided interest in the property, shall be liable to the grantor, herein, who is hereby authorized to place such insurance on properties accessible to the holder of the first mortgage indebtedness, with the claim attached payable first, to the first Trustee or Mortgagor, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said holder, lessee or Trustee until the indebtedness is fully paid, (3) to pay all prior installments, and the interest thereon, at the time or times when the same shall become due and payable.

In the Event of failure to pay, or pay taxes or expenses, or the principal amount, or the interest thereon, when due, the grantor or the holder of said indebtedness, may procure such insurance, or pay taxes or expenses, or discharge or pay over any tax bill, or make adjustment, and remit or pay all prior installments and the interest thereon from time to time, and in manner so paid, the grantor, or assignee, to repay immediately without demand, and the same with interest thereon from the date of payment, at seven per cent, per annum, plus interest on the unpaid balance, from the date of payment, until paid.

In the Event of failure to pay, or pay taxes or expenses, or the principal amount, or the interest thereon, when due, the grantor or the holder 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 all debt in like condition, and when matured by express terms.

It is Agreed by the grantor, that all expenses and debts already paid or incurred in behalf of completion in connection with the foreclosed or hereafter — including reasonable solicitors fees, notary for documentary evidence, stenographer, charges out of printing or completing abstract showing the whole lot of said premises embracing the entire decree — shall be paid by the grantor, and the like expenses and disbursements, incurred by way out of proceeding wherein the grantor or any member 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 item upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding, which proceeding, either before or after the date of this instrument, shall be instituted, but release herein given, and the same shall be binding upon the grantor, and his heirs, executors, administrators and assigns of said grantor, and his wife, all rights to the execution of, and income from, said premises, including such foreclosed premises, and agree, that upon the filing of any bill of foreclosure this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any one claiming under said grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issue and profits of the said premises.

IN THE EVENT of the death, removal or absence from said County of the grantee, or his refusal or failure to act, then
Thomas F. Bussey, of the City of Chicago, County of Cook, and State of Illinois, is hereby appointed to be first successor to this trust, and if for
any like reason 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 grantee or his successor in trust, shall release said premises in the party entitled, on receiving his
reasonable charges.Witness the hand and seal of the grantor, the 26th day of August, A. D. 1981.George H. Garner Jr.
Karen Garner

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State of Illinois
County of Cook } 55.

I, Ellen Sugerman,

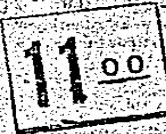
a Notary Public in and for said County, in the State aforesaid, do hereby certify that George H. Garner Jr. and Karen Garner (Married to each other)

personally known to me to be the same persons, whose names are _____, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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.

Ellen Sugerman
Notary Public

44950 # 18 * -85-148798
T#2222 T#A#2577 00/15/85 09:20:00
DEPT-91 RECD/POLIN
511.00



85-148798

→ Box No. 146
SECOND MORTGAGE

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George & Karen Garner.....
7546 South Merrill
Chicago, Illinois.....
TO
GERALD F. SIKORA, Trustee
Lake View Trust & Savings Bank of Chicago
3201 North Ashland Avenue
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

Howard Shapiro
Unique Contractors
4141 West Belmont
Chicago, Illinois 60641
LAKE VIEW TRUST AND SAVINGS BANK
3201 N ASHLAND AVE, CHICAGO, IL 60657
312/525-2180

207-1213