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85165822

TRUST DEED SECOND MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form,
for examples including illegality and other, see enclosure

85165822

THIS DEED WITNESSETH, that Ray H. Erickson and
Joyce E. Erickson-his wife

(hereinafter called the Grantor), of
5808 So. Rutherford Chicago, Illinois

for and in consideration of the sum of Eleven Thousand
Three Hundred Forty Five Dollars \$11,345.00

as found upon DEED AND WARRANT to
Ford City Bank & Trust Company
of 7601 So. Cicero Chicago, Illinois

as Trustee, and to his successors in trust hereinafter named, the following described real
estate, with the improvements thereon, including all heating, air conditioning, gas and
plumbing apparatus and fixtures, and everything appurtenant thereto, together with all
rents, issues and profits of said premises, situated in the County of Cook

Above Space For Recorder's Use Only

and State of Illinois, to-wit:
Lot 4 in Block 71 in Frederick H. Bartlett's 5th addition to Bartlett's
Highlands, being a subdivision of the West 1/2 of the Northeast 1/4 of Section
18,, for map 38 North, Range 13, East of the Third Principal Meridian, in
Cook County, Illinois.

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 is not a married person, bearing even date herewith, payable

In 60 consecutive month's installments of \$189.09 each, commencing,
September 25th, 1985 and maturing August 25th, 1990.

PROPERTY INDEX NUMBER

117-118-224-023-000

THE GRANTOR covenants as follows: (1) To pay said indebtedness, and the interest thereon as herein and in said note or notes provided,
or according to any agreement extending time of payment; (2) to pay when due 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 rebuilding, to insure all buildings or improvements on said
premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed; (5) to keep all buildings in or at
any time 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 indebtedness, with loss clause attached payable to the first mortgagee; and second, to the
Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee until the indebtedness is fully
paid; (6) to pay all prior encumbrances, 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 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 purchase any lien or title affecting said
premises or pay all prior encumbrances and the interest thereon from time to time, and all money so paid, the Grantor agrees to pay immediately
without demand, and the same with interest thereon from the date of payment at 14.54 per cent per annum shall be in addition to the
indebtedness secured hereby.

IN THE EVENT of a breach of any of the above and covenants of agreement, the whole of said indebtedness, including principal and accrued interest,
shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of maturity
at 14.54 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.

IT IS AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof—
including reasonable attorney's fees, unless he declines to receive same, stenographer's charges, cost of procuring or completing abstract showing the
whole title of said premises embracing hereinafter referred to, shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any
suit or proceeding wherein the grantor or any holder of 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 proceedings, whether decree of sale shall have been entered or not, shall not be discontinued, nor release be given,
until all such expenses and disbursements, together with costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs,
executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure
proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and
without notice to the Grantor, or to any holder claiming under the Grantor, appoint a receiver to take possession of and charge of said premises with power to
collect the rents, issues and profits of said premises.

The name of a trust created by Ray H. Erickson and Joyce E. Erickson-his wife

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal to act, then
Ford City Bank & Trust Company 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 this Trust. And when all of the above and covenants and agreements are performed, the grantee in his successor in
trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to

Witness the hand and seal of the Grantor this 16th day of August, 1985

Please print or type name(s)
below signature(s)

Ray H. Erickson (SEAL)
Ray H. Erickson

Joyce E. Erickson (SEAL)
Joyce E. Erickson

This instrument was prepared by Mike Lahti-7601 So. Cicero Ave Chicago, Illinois
NAME AND ADDRESS

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Joan M. Burtch, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ray H. Erickson and Joyce E. Erickson-his wife

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 official seal this 16th day of August, 19 85

(Impress Seal Here)

Joan M. Burtch
Notary Public

Commission Expires NOV 23 1998
PUBLIC STATE OF ILLINOIS
NOTARY PUBLIC ASSOC.



28 AUG 85 9:32

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11.22 AUG-28-85 39682 85165822 A -- Rec

BOX No. _____	SECOND MORTGAGE Trust Deed	<u>Ray H. and Joyce E. Erickson</u>	TO	MAIL TO 5808 S. Rutherford Chicago, Illinois 60637	Mail to: Chris Amato Ford City Bank and Trust Co. 7601 S. Cicero Chicago, Illinois 60652
			FORD CITY BANK AND TRUST CO.		