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THIS DOCUMENT PREPARED BY BETTY S. SELL, 4090 W. NORTH AVE., CHICAGO

85180006

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

27-35403 B0

This Indenture, WITNESSETH, That the Grantor Leroy Petty and Mary Petty, his wife

Property Address: 5747 W. Grace of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Two thousand five hundred twenty-eight 664/100-- Dollars in hand paid, CONVEY AND WARRANT to R.D. McGLYNN, 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 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:

The West 1/2 of Lot 13 (except the East 32 1/2 feet thereof) in Koester and Zander's Addition to West Irving Park, a Subdivision of the South 1/2 of the North East 1/4 of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P.R.E.I. #13-20-218-005

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 Leroy Petty and Mary Petty, his wife justly indebted upon One bearing even date herewith, payable

payable in 36 successive monthly instalments each of \$70.24 due on the note commencing on the 15th day of Oct. 1985, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

The Grantor hereby warrant 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 submit receipts therefor; (3) within sixty days after destruction or damage to rebuild or re-erect all buildings or improvements on said premises, if they may have been destroyed or damaged; (4) that waste in said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in a company to be selected by the grantor herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as their interests may appear, which policies and amounts shall be attached to the mortgage and remain with the said Mortgagee or Trustee until the indebtedness 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) in the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon, or to provide for the grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor hereby agrees to repay immediately without demand, and the same without interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness secured hereby; (8) in the event of a breach of any of the aforesaid covenants or agreements the whole 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 if all of said indebtedness had then matured by express terms; (9) as Aforesaid by the grantor, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable solicitor fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree—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 any part of said indebtedness, or such, may be a party, shall also be paid by the grantor; (10) All such expenses and disbursements shall be an additional lien upon said premises, which shall be as good and included 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 solicitor's fees have been paid. The grantor hereby agrees for the heirs, executors, administrators and assigns of said grantor, to waive all right to the possession of, and income from, said premises pending such foreclosure proceeding, and to 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 said grantor, 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 the event of the death, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, then Joan J. Behrendt 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 the aforesaid 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 3rd day of September A.D. 1985

X Leroy Petty (SEAL)
X Mary Petty (SEAL)
(SEAL)
(SEAL)

BOX 22

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State of Illinois
County of Cook } 55

ELISIE MAE HUNNICOTT

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that LEROY PETTY and MARY PETTY,
his wife

personally known to me to be the same person, whose name E subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that E signed, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gave under my hand and Notarial Seal, this 3rd
day of Dec, 1985

Elisie Mae Hunnicott
Notary Public

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00
T#1111; TRAN 1443 09/09/85 10:50:09
#6901 # A * -85-180006

11.00

85180006

Bo. No. 22

SECOND MORTGAGE

Trust deed

TO

R. D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company
4000 W. North Ave.
Chicago, Illinois 60639

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