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THIS INSTRUMENT WAS PREPARED BY DEBORAH A. HOLSMAN, 4000 W. NORTH AVENUE, CHICAGO

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

85192423
27-25466

0007-1000-449

This Indenture, WITNESSETH, That the Grantor **Michelle D. Knox and Theresa Knox**

Property Address: **4940 S. St. Lawrence Ave.**

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

for and in consideration of the sum of **Six thousand six hundred seventy-nine & 20/100** 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:

Lot 7 in Pearce's 2nd Addition to Chicago in the Northeast quarter

of Section 10, Township 38 North, Range 14 East of the Third

Principal Meridian.

P.R.E.I. #20-10-218-031

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 **Michelle D. Knox and Theresa Knox**

justly indebted upon **one** principal promissory note, bearing even date herewith, payable

payable in **60** successive monthly instalments each of **\$111.32** due

on the note commencing on the **28th** 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 covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, on terms and in said notes provided, or according to any agreement extending time of payment; (2) To pay prior to the first day of date 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 no title to said premises shall not be committed or suffered; (5) To keep all buildings, fences or any other improvements on said premises in good repair and to be subject to be selected by the grantee herein, who is hereby authorized to place such encumbrance in complete satisfaction to the holder of the first mortgage indebtedness, with bond issue attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which payments shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) To pay all prior indebtedness, and the interest thereon, at the time or times when the same shall become due and payable.

In the Event of failure to so insure, or pay taxes or assessments, or the prior indebtedness or the interest thereon, or the prior promissory note, or to pay all prior indebtedness and the interest thereon from time to time, and all money so paid, the grantor agree to pay interest, 10% without demand, and the same with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereby.

In the Event of a breach of any of the aforesaid covenants or agreements 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 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.

It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of compliance in connection with this foreclosure hereof - including reasonable notary 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, as incurred by any suit or proceeding wherein 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 upon said premises, shall be added as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not be discontinued, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including notary fees have been paid. The grantor for said grantor and for the heirs, executors, administrators and assigns of said grantor waive 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 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 charge.

Witness the hand and seal of the grantor this **13th** day of **SEPTEMBER** A. D. **1985**

Michelle D. Knox (SEAL)

Theresa Knox (SEAL)

(SEAL)

(SEAL)

85192423

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State of Illinois }
County of Cook } 55.

I, the undersigned _____
a Notary Public in and for said County, in the State aforesaid, Do hereby certify that Michelle D. Knox and
Theresa Knox _____

personally known to me to be the same persons, 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 the 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 13th
day of SEPTEMBER A. D. 1985.

Autumn Raby
Notary Public

RECORDED
INDEXED
SEP 11 1985
TRAM 3526 09/17/85 11-11-85
#0142 # A #--85-1922423

Box No. 28

SECOND MORTGAGE
Trust Deed

TO
R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

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



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Property of Cook County Clerk's Office