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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

85225054

This Indenture, WITNESSETH, That the Grantor Irene Belfort, divorced and not since remarried

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of Two Thousand, Five Hundred, Eighty-Eight & 16/100 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 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 Ninety Five (95) in Fullerton Central Manor being a subdivision in the East One Half of the Southeast Quarter of Section 29, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, as per Plat recorded April 26, 1929 as Document 10352966 in Cook County, Illinois. Commonly known as: 2622 N. Parkside, Chicago, Ill. PIN # 17-09-414-033-0000 AH

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 Irene Belfort, divorced and not since remarried justly indebted upon ONE principal promissory note, bearing even date herewith, payable TO: 1st City Builders, Inc. ASSIGNED TO: LAKE VIEW TRUST & SAVINGS BANK payable in 24 successive monthly installments each of 107.84 due monthly on the note commencing on the 9th day of November 1981 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

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THE GRANTOR covenants and agrees as follows: 1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, 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) 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 waste in said premises shall not be committed or suffered; 5) to keep all buildings now or at any time on said premises insured at companies to be named by the grantor herein, who is hereby authorized to place such insurance on companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable to the first Trustee or Mortgagee, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee 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 so insure, or pay taxes or assessments, or the prior encumbrances at the aforesaid times when due, 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 in 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 repay immediately without demand, and the same with interest to accrue 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 all earned and unpaid interest, 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, as by writ of 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 completion in connection with the foreclosure hereof including reasonable solicitor's fees, outlays for documentary evidence, notary public's charges, cost of procuring or employing abstract showing the whole title of said premises (not house purchase 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, 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 to be added 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 set aside, nor a release thereof given, until all such expenses and disbursements, and the cost of suit, including solicitor's fees, have been paid; The grantor, for said premises, 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 Thomas F. Bussey of said County is hereby appointed to be first successor on 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 on 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 25th day of September, A. D. 1981. X Irene Belfort (SEAL) (SEAL) (SEAL) (SEAL)

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SECOND MORTGAGE

First Devn

Irene Belfort
2622 N. Parkside
Chicago, Ill.

TO

GERALD E. SIKORA, Trustee
LAKE VIEW 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
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, ILL. 60667
312/525-2180

Box No. 146

Property of Cook County Clerk's Office

I, Hope Wolfe
Notary Public in and for said County, in the State aforesaid, do hereby Certify that
Irene Belfort, divorced, and not since remarried,
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 she signed, sealed and delivered the said instrument
as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Witness my hand and Notarial Seal, this 19th day of September, 1985.
Hope Wolfe
Notary Public
Commission Expires 3/23/86

Notary Seal: Hope Wolfe, Notary Public, No. 00

DEPT-01 RECORDING \$11.00
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