

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

4/9-45738

This Indenture,

WITNESSETH, That the Grantor Irene Belfort, divorced and.....

not since remarried.

85225054

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

City 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, Il.

PIN #: 17-79-414-033-0000 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., ASSIGN TO: LAKEVIEW TRUST & SAVINGS BANK.

payable in 24 successive monthly installments each of 107.84 due monthly

on the note commencing on the 9/17 day of September 1951, and on the same date of

each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A FINGER PRINT COPY

The Grantor, covenant, and agree, as follows: 1. To pay said indebtedness, and the interest thereon, as when and as and when 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 to demand to receive receipts therefor; 3) within sixty days after destruction or damage to rebuild or repair all buildings or improvements on said premises that may have been destroyed or damaged; 4) that where said premises shall not be committed or suffered; 5) to keep all buildings now or at any time on said premises in repair at expenses to be incurred by the grantor herein, who is hereby authorized to place such insurance or compensation acceptable to the holder of the first mortgage indebtedness, with the clause attached to it being, "to the First Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which premium shall be set and remain with the said Trustee or Mortgagee or Creditor until the indebtedness is fully paid. To pay all prior amounts, taxes, and the amount accrued, at the time of time when the same shall become due and payable.

Interest is to be paid on the same indebtedness, or for the amount due on the indebtedness when due, the greater of the holder of said indebtedness, may precease such amount, or for such taxes or assessments or damages as shall be in full affecting said premises or for all just amounts above 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 accrued from the date of payment at seven per cent, per annum, shall be no much additional indebtedness required hereon.

In case of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued interest, shall be recoverable by foreclosure thereof, as by law or both, the same as if all of said indebtedness had then matured in respect of time.

It is agreed by the grantor, that all expenses and disbursements paid or incurred in behalf of claimant in connection with the foreclosure he will— including reasonable solicitor fees, attorney's fees, attorney's charges, cost of securing or completing abstract showing the whole title of said premises, and using foreclosed decree— shall be paid by the grantor, and the like expenses and disbursements, 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 to the account of said holder and premises, shall be set off at once and settled in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of court shall have been entered or not, shall not be construed as a release before given, until all such expenses and disbursements, and the cost of suit, including solicitor's fees have been paid. The grantor, the grantee, and 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 in 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 if his refusal to sign is not then

any like cause said first successor fail or refuse to act, the person who shall then be the acting Attorney of Deeds of said County is hereby appointed to be first successor to this trust, and after the Trust Deed is recorded to be second successor to this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, no recovering his reasonable charges.

Witness the hand and seal of the grantor this 25th day of September A. D. 1951

Irene Belfort

SEAL

SEAL

SEAL

SEAL

UNOFFICIAL COPY

**SECOND MORTGAGE
QUIT CLAIM**

Box No. 146

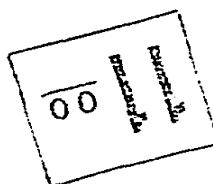
Irene Belfort
2622 N. Parkside
Chicago, IL

TO

GERALD E. SIKORA, Trustee
LAKE VIEW TRUST & SAVINGS BANK
3201 N. Ashland Ave.
Chicago, IL

THIS INSTRUMENT WAS PREPARED BY:

Alex Tapper
1st City Builders Inc.
3849 W. Devon
Chicago, IL 60659
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657



DEPT-31 RECORDING
511-00

#1963 # D

* - 85 - 225054

#19444 TRAN 6122 10/23/86 10:05:50

dated under my hand and Notarial Seal this 23/86 A.D. 1986

I, Rose Belcourt, divorced, and, notwithstanding the fact that I am now married to another person, do hereby certify that I am no longer married to the above named person, and that I have no interest in the property described below.

I, Rose Belcourt, divorced, and, notwithstanding the fact that I am now married to another person, do hereby certify that I am no longer married to the above named person, and that I have no interest in the property described below.

I, Rose Belcourt,

County of Cook
State of Illinois
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