

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

85261605

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THIS INSTRUMENT WITNESSETH, That Archie L. Oliver, and Odessa Hunter Oliver

(hereinafter called the Grantor), of 319 W. 103rd Place Chicago, Illinois

for and in consideration of the sum of TEN AND NO/100 Dollars

in hand paid, CONVEY AND WARRANTS to MERCHANDISE NATIONAL BANK OF CHICAGO
of 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 profit of said premises, situated in the County of Cook and State of Illinois, to-wit:

Above Space For Recorder's Use Only

Lot 26 in Block 2 in Fernwood Addition to Pullman, said Addition being a Subdivision of Lots 2, 7 & the N. part of Lot 10 (except the W.33 feet of Lots 2,7 & part of Lot 10) in the School Trustees Subdivision of Section 16, Township 37 N., Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
Real Estate Index No: 25-16-200-044 ML.

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

TO MERCHANDISE NATIONAL BANK OF CHICAGO IN 120 EQUAL INSTRUMENTS OF \$395.50 PAYABLE MONTHLY, AT 14.75 ANNUAL PERCENTAGE RATE, WITH THE FIRST INSTALLMENT DUE NOVEMBER 1, 1945. TOTAL PRINCIPAL OF \$47840.00, NET PROCEEDS OF \$25000.00. LAST PAYMENT AND ANNUAL PERCENTAGE RATE COULD CHANGE AS THIS IS A VARIABLE RATE CONTRACT.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, on the term 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 rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now 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 Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the first 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.

IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior incumbrances, 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 incumbrances 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 thereon from the date of payment, at 14.75 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 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 14.75 per cent per annum, shall be recoverable by foreclosure thereon, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms. (e) estimated

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, outlays for decedent's residence, 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 grantee 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 taxed 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 dismissed, nor release hereof given, until all such expenses and disbursements, and the 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 party claiming under the 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.

The name of a record owner is Archie L. Oliver, Jr. and Odessa Hunter Oliver

IN THE EVENT of the death, removal from said COOK County of the grantee, or of his resignation, refusal or failure to act, then 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 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.

This trust deed is subject to _____

Witness the hand and seal of the Grantor this 4th day of August 1945.

Please print or type name(s) below signature(s)
Archie L. Oliver (SEAL)
Odessa Hunter Oliver (SEAL)

This instrument was prepared by Marion J. Agner, Merchandise National Bank of Chicago, Merchandise (NAME AND ADDRESS) Mart Chicago, Illinois 60654

85261605

UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook) ss.

I, Adrienne Lande, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Archie L. Oliver, Jr. and Odessa Hunter Oliver

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 4th day of August, 1965.

(Impress Seal Here)

My Commission Expires Feb. 14, 1963

Commission Expires

Adrienne Lande
Notary Public

BOX 422

BOX No.

SECOND MORTGAGE

Trust Deed

Archie L. Oliver and
Odessa Hunter Oliver
310 W. 103rd Place
Chicago, Illinois 60628

TO

Merchandise National Bank
of Chicago
Merchandise Mart
Chicago, Illinois 60654

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GEORGE E. COLE
LEGAL FORMS