

This Indenture, WITNESSETH, That the Grantor HAZEL L. DENOMS

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Forty-five hundred thirty-three and 84/100 Dollars

in hand paid, CONVEY. AND WARRANT. to JOSEPH DEZONNA, 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 31 and the South 11.5 feet of Lot 32 in Block 7 in Baird and Rowland's

Subdivision of the West 1/2 of the Northeast 1/4 of Section 31, Township

38 North, Range 14, East of the Third Principal Meridian in Cook County,

Illinois, commonly known as 8045 South Wolcott, Chicago, Illinois.

Permanent Tax No. 20-31-210-039 *TP*

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 HAZEL L. DENOMS

justly indebted upon her one principal promissory note, bearing even date herewith, payable to TRI-CITY HEATING & AIR CONDITIONING and assigned to Northwest National Bank for the sum of Forty-five hundred thirty-three and 84/100 dollars (\$4,533.84)

payable in 36 successive monthly installments each of 125.94 due

on the note commencing on the 10th day of Jan. 1986, and on the same date of

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

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, on the day 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 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 first, 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 Mortgagees or Trustees 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) to pay the interest thereon 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 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 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 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 complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, or obtaining 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 used 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 dissolved, 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 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 grantee, or of his refusal or failure to act, then

Thomas S. Larsen 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 grantee 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 26th day of November A. D. 1985.

Hazel L. Denoms

(SEAL)

(SEAL)

(SEAL)

(SEAL)

UNOFFICIAL COPY

Box No. 246

SECOND MORTGAGE

Trust deed

HAZEL L. DENOMS

TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Robert E. Nowicki

Northwest National Bank
3985 Milwaukee Ave.
Chicago, IL 60641

DEPT-01 RECORDING \$11.00
T#1111 TRAN 1292 12/06/85 09:35:00
#2242 # A * -85-312737

Property of Cook County Clerk's Office

85310707

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Notary Public

Joseph C. Salzano

November 26th A.D. 1985

Witness under my hand and Notarial Seal, this

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

HAZEL L. DENOMS

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

Joseph C. Salzano

State of Illinois }
County of Cook } ss.