

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

86042670

This Indenture, WITNESSETH, That the Grantor George Gregory, and his wife.....
Lois A. Gregory, in Joint Tenancy.

of the City of Chicago, County of Cook, and State of Illinois,
for and in consideration of the sum of Five Thousand Six Hundred Sixty Two and 80/100 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:

The North 33 feet of Lot 74 in Todd's Subdivision of the North Half
of the South Half of the East Half of the Northeast Quarter of
Section 5, Township 39 North, Range 13 East of the Third Principal
Meridian in Cook County, Illinois.

COMMONLY KNOWN AS: 1347 N. Parkside, Chicago
PERMANENT TAX NO: 16-05-223-004.

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 George Gregory, and his wife Lois A. Gregory, in Joint
justly indebted upon one principal promissory note, bearing even date herewith, payable
to: G. E. Construction Corp., Assigned to Lake View Trust and Savings
payable in 60 successive monthly installments each of \$4.38 due monthly
on the note commencing on the 15th day of March, 1984 and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

THIS IS A JUNIOR MORTGAGE

THE GRANTOR, covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 building 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 collect such insurance in case of acceptance by the holder of this instrument, with loss clause attached premium to be paid to the first Trustee or Mortgagee, and, second, to the state of Illinois, or interest holder, which policies will be left in force with the Mortgagor 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 so to insure, or pay taxes or assessments, or the prior indebtedness or 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 property. All prior indebtedness and the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand, and the sum 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, or more, shall be recoverable by foreclosure thereof, or by suit at law or before a court of competent jurisdiction.

In the Event of the death, removal or absence from said County of the grantee, or of his refusal or failure to act, then Thomas F. Bussey, 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 29th day of January, A. D. 1984

George Gregory (SEAL)

George Gregory (SEAL)

George Gregory (SEAL)

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SECOND MORTGAGE

Trust Deed

Box No.....

George D. & Lois (George R.)
1347 N. Packside Chicago

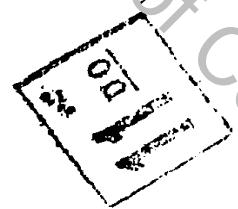
TO

GERALD E. SIKORA, Trustee
3201 N. Ashland Ave

Chicago, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

Cory Construction Corp.
6346 N. Cicero Ave.
Chicago, IL 60646
Alex Eisenberg
LAKEVIEW TRUST AND SAVINGS BANK
3201N. ASHLAND AVE. CHICAGO IL 60657



DEPT-01 RECORDING #0269 # A * B6 042670
T#1111 T#N 6703 01/30/86 12:51:00
\$11.00

I, Alex Eisenberg, Esq., a Notary Public in and for said County, in the State of Colorado, do hereby certify that George George, Esq., and his wife, Lois (George) R., have this day signed and delivered this instrument, upon my hands and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, us, her, it, free and voluntary act, before me this day in person, and acknowledged that, they signed, sealed and delivered the said instrument personally known to me to be the same person, whose name is, Alex Eisenberg, Esq., subscriber to the foregoing instrument, upon my hands and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, this day of January, A.D. 1986.

State of Colorado
County of Cook
} 55.