

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

STOCK FORM 2202 5 8 7 1 7

86258717

THIS INDENTURE, WITNESSETH, That DAVID LEE THOMAS & EULA MAE THOMAS  
 (hereinafter called the Grantor), of the CITY of CHICAGO County of COOK  
 and State of ILLINOIS, for and in consideration of the sum of  
FOUR THOUSAND TWO HUNDRED NINETY-THREE AND NO/100 Dollars  
 in hand paid, CONVEY S AND WARRANTS to MADISON BANK & TRUST  
 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 fol-  
 lowing 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 profits of said premises, situated in the CITY  
 of CHICAGO County of COOK and State of Illinois, to-wit:

Lot 30 in Scobey's Shont's Subdivision of the W 1/2  
 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section  
 17, Township 38 N., Range 14, East of the Third  
 Principal Meridian, in Cook County, Illinois.

Property  
 COOK COUNTY  
 PROPERTY IS A SECOND MORTGAGE  
 I N - 20 - 17 - 327 - 014  
 H.W.

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 DAVID LEE THOMAS & EULA MAE THOMAS  
 justly indebted upon A principal promissory note bearing even date herewith, payable

36 MONTHLY INSTALLMENTS OF \$119.25 UNTIL PAID IN FULL.

86258717

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or 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, 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.

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 tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all 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 agreement, 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 plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, outlays for depositions, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure—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, if a 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 a 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.

IN THE EVENT of the death or removal from said \_\_\_\_\_ 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 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 S and seal S of the Grantor S this 17TH day of MAY 19 86

THIS INSTRUMENT PREPARED BY:  
 JAN LUKSIK  
 3246-48th N. - CICERO  
 CHICAGO, IL 60641

David Thomas (SEAL)  
Eula Thomas (SEAL)

20-582717

# UNOFFICIAL COPY

86258717

STATE OF Ill  
COUNTY OF Cook

I, EDWARD SKLAW, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID LEE THOMAS AND EULA THOMAS

personally known to me to be the same person whose name E LULA subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said instrument as a 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 notarial seal this 17 day of May, 1986

(Impress Seal Here)

Edward Sklaw  
Notary Public

Commission Expires April 1, 1991

DEPT-01 RECORDING  
#11111 TRAN 0378 06/24/86 14:26:00  
#07977 # C \* 86-258717  
COOK COUNTY RECORDER

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
86258717

Thomas, David Lee & Thomas, Eula  
6245 S. Laflin  
Chicago, Ill. 60636

TO  
Madison Bank & Trust Company  
400 W. Madison  
Chicago, Ill. 60606

11 00

-86-258717