

THIS INDENTURE, WITNESSETH, That ANNETTE DUNNIGAN

(hereinafter called the Grantor), of 507 N. Leamington, Chicago, Illinois 60644  
(No. and Street) (City) (State)

for and in consideration of the sum of TEN DOLLARS and No/100 (\$10.00) Dollars  
in hand paid, CONVEY S. AND WARRANTS to CHARLES E. WALZ  
of 2121 N. Monitor, Chicago, Illinois  
(No. and Street) (City) (State)

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, 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:

The North 20 feet of lot 24 and the south 10 feet of lot 25 in block 1 in Waller's Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian (Except the North 22 acres thereof), in Cook County, Illinois.

Commonly known as 507 N. Leamington, Chicago, Illinois

16-09-217-019 all Am.  
A.D.O.

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 ANNETTE DUNNIGAN

justly indebted upon the installment principal promissory note bearing even date herewith, payable in monthly installments of \$114.59 Dollars due on beginning on the 1st day of July, 1985 and on the 1st day of each month thereafter, to and including a final payment of the balance due on the 1st day of July, 1988, with interest on the principal balance from time to time unpaid at the rate of 11 per center per annum payable at 2121 N. Monitor, Chicago, Illinois, with a \$10.00 late charge if received after the 5th of a given month. Each of said installments of principal shall bear interest after maturity at the rate of 15 per cent per annum.

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 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 first, to the first Trustee of Mortgage, 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 money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight 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 or 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 eight 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 documentary evidence, 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 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 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: ANNETTE L. DUNNIGAN

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation,

refusal or failure to act, then CHARLES E. WALZ, JR. 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 10th day of June, 1985

ANNETTE L. DUNNIGAN (SEAL)

# UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Gail Sears Petrich, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Annette L. Dunigan

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 10th day of June, 1985

(Impress Seal Here)



Gail Sears Petrich  
Notary Public

Commission Expires October 1986

Gail Sears Petrich  
Austin Christian Law Center  
118 North Central  
Chicago 60644



DEPT-01 RECORDING \$12.25  
T#1111 TRAN 1367 07/23/87 12:36:00  
#7764 # A \* -87 -030638  
COOK COUNTY RECORDER 406604

BOX No.

SECOND MORTGAGE  
**Trust Deed**

TO

87700078

GEORGE E. COLE  
LEGAL FORMS