

This Indenture, WITNESSETH, That the Grantors THEODORE W. TURNER and HATTIE TURNER, his wife, f/k/a HATTIE ROBINSON

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of SIX THOUSAND and NO/100 Dollars in hand paid, CONVEY AND WARRANT to JOHN YOUNG, 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 Sixteen (16) in Block Two (2) in Homeland Heights Subdivision in the North East Quarter (NE 1/4) of Section Thirty-two (32), Township thirty-eight (38) North, Range Fourteen (14), East of the Third Principal Meridian.

Permanent Lot No. 20-32-218-031 TP A G O

Property Address: 8154 S. Morgan St. Chicago, Illinois

Heroby 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 Grantors THEODORE W. TURNER and HATTIE TURNER, his wife f/k/a HATTIE ROBINSON justly indebted upon one retail installment contract bearing even date herewith, providing for GO installments of principal and interest in the amount of \$ 13, 92 each until paid in full, which retail installment contract has been assigned by A. B. C. GLASS ENCLOSURE to Northwest National Bank of Chicago.

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The Grantors covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 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; (7) in the event of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantors, 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 any of said prior incumbrances and the interest thereon from time to time, and all money so paid, the grantors agree to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, shall be as much additional indebtedness secured hereby; (8) 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; (9) it is Agreed by the grantors 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 causing foreclosure decree to be paid by the grantors, 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 grantors; (10) All such expenses and disbursements shall by an additional lien upon said premises, shall be taxed, assessed 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 deemed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantors, for said grantors, and for the heirs, executors, administrators and assigns of said grantors waive all right in 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 grantors, or to any party claiming under said grantors, appoint a receiver to take possession of 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 Ronald Wood

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 22nd day of August, A. D. 1927.

Handwritten signatures of Theodore W. Turner and Hattie Robinson (f.k.a.) with seals.

UNOFFICIAL COPY

Box No. 245

SECOND MORTGAGE

Trust Deed

THEODORE W. TURNER AND
HATTIE TURNER, HIS WIFE,
f/k/a HATTIE ROBINSON

TO

JOHN YOUNG, Trustee

Robert E. Nowicki

THIS INSTRUMENT WAS PREPARED BY:

NORTHWEST NATIONAL BANK OF CHICAGO
3985 N. WALKER AVE., CHICAGO, ILLINOIS
312/777-7700

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Property of Cook County Clerk's Office



DEPT-01 RECORDING \$12.00
18111 TRAN 8801 10/02/87 09:41:00
7867 0 0 00-07-537877
COOK COUNTY RECORDER



COM EXP 8/89

Donald J. Bousdew

Given under my hand and Notarial Seal, this 8th day of August, A. D. 1987.

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, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, Donald J. Bousdew, a Notary Public in and for said County, in the State of Illinois, do hereby certify that THEODORE W. TURNER & HATTIE TURNER FKA HATTIE ROBINSON

State of Illinois }
County of Cook }

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