

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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87654460

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THIS INDENTURE WITNESSETH, That SUSAN M. LARSON AND MICHAEL J. FLANNERY

(hereinafter called the Grantor), of 10200 S. Longwood Chicago IL 60643

for and in consideration of the sum of \$12,000.00 Twelve Thousand and no/100----- Dollars

in hand paid, CONVEY AND WARRANT to URBAN INNOVATIONS: EMERALD/ALTGELD GENERAL PARTNERSHIP

of 20280 Governors Hwy. Olympia Flds, IL 60461

Above Space For Recorder's Use Only

as Trustee, and to his successors in trust hereinafter named, 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 County of Cook

and State of Illinois, to-wit: Lot 9 in Block 6 in Fullerton's Second Addition to Chicago a Subdivision of part of the South 1/2 of the South East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Permanent Tax Index Number: 14-30-409-022-0000, Volume 491.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-30-409-022-0000, Volume 491. HAO M.

Address(es) of premises: 1739 West Altgeld, Chicago, Illinois 60614

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon an installment note bearing even date herewith, payable

on October 19, 1988 in the amount of \$12,000.00 plus 10% interest in the amount of \$1,200.00 for a total amount due and payable on October 19, 1988 in the amount of \$13,200.00.

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

IN THE EVENT of failure so 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 10 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 15 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 conducting 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 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, 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'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 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 SUSAN M. LARSON AND MICHAEL J. FLANNERY

This trust deed is subject to the first mortgage of record in Cook County, Illinois, in favor of the First National Bank of Chicago, dated and recorded as follows: [illegible]

Witness the hand S. and seal S. of the Grantor this 19 day of October, 19 87

Susan M. Larson (SEAL)
Susan M. Larson

Please print or type name(s) below signature(s)

Michael J. Flannery (SEAL)
Michael J. Flannery

Patrick A. Parisi, Patrick A. Parisi and Associates, Ltd.
20280 Governors Highway, Olympia Fields, Illinois 60461

This instrument was prepared by _____ (NAME AND ADDRESS)

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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Marshall E Windkur, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN M. LARSON AND MICHAEL J. FLANNERY

personally known to me to be the same person^s whose name^s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 19th day of October, 19 87.

(Impress Seal Here)

Marshall E Windkur
Notary Public

Commission Expires 3/20/90

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BOX No.

SECOND MORTGAGE Trust Deed

SUSAN M. LARSON AND

MICHAEL J. FLANNERY

TO

URBAN INNOVATIONS: EMERALD/ALTGELD

GENERAL PARTNERSHIP

AFTER RECORDING RETURN TO:

Patrick A. Parisi
Patrick A. Parisi and Associates, Ltd.
20280 Governors Highway
Olympia Fields, Illinois 60461



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GEORGE E. COLE
LEGAL FORMS