

# UNOFFICIAL COPY

32-44955

TRUST DEED - SECOND MORTGAGE FROM FINANCIAL

This Indenture, WITNESSETH, That the Grantor Pearl Johnson

-88-534439

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

for and in consideration of the sum of Five thousand six hundred forty-six and 60/100-----Dollars

in hand paid, CONVEY AND WARRANT to R.D. McGLYNN, 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 17 in block 4 in B. W. Woods Normal Park Subdivision of the South West 1/4 of the North West 1/4 of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.R.E.I. 20-28-114-014

Property Address: 7355 S. Emerald

DEPT-01 RECORDING \$12.00  
T42222 TRAN 5455 11/18/88 12:30:00  
9832 + P \* -88-534439  
COOK COUNTY RECORDER

-88-534439

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 Pearl Johnson

justly indebted upon one retail installment contract bearing even date herewith providing for 60

installments of principal and interest in the amount of \$ 94.11 each until paid in full, payable to

Super City Home Remodelers, Inc. and assigned to Pioneer Bank & Trust Company

THE GRANTOR covenants and agrees 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 on said premises and on demand to exhibit receipts therefor. 3. Within sixty days after destruction or damage to real or personal property or improvements on said premises to be repaired, destroyed or damaged, that waste to said premises shall not be committed or suffered, nor to keep the building now on it and the contents and premises in good repair and in compliance with laws hereof, and to be authorized to place such insurance in compliance with the terms 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 held and remain in with the said Mortgagee or Trustee until the indebtedness is fully paid. 4. To pay all prior incumbrances and the interest thereon at the time or times when the same shall become due and payable. 5. IN THE EVENT of failure to insure or pay taxes or assessments or the prior incumbrances 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 or title affecting said premises, pay all prior incumbrances and the interest thereon from time to time and to money 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 some in addition to any indebtedness secured hereby. 6. IN THE EVENT of a breach of any of the 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 with all said indebtedness hereinafter matured by express terms. 7. It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of the grantor in connection with the foregoing or interest including reasonable solicitors fees, outlays for documentary stamps, attorney's charges, cost of preparing or completing abstract showing the whole title of said premises and recording thereon, or the decree shall be paid by the grantor and the like expenses and disbursements associated with any proceeding wherein the grantor 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 in addition to any upon said premises, shall be taxed as costs and included in any decree that may be rendered in any foreclosure proceeding, which proceeding, whether there has been entered or not, shall not be assessed by a referee hereof given, until all such expenses and disbursements and the costs of suit including said taxes have been paid. The grantor, her said grantor and the heirs, executors, administrators and assigns of said grantor, her heirs, assigns, all right to the possession of and to the profits from said premises, including such foreclosing 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 grantor or to any party claiming under said grantor 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

Joan J. Behrendt 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 grantor or his successor in trust shall release said premises to the party entitled on receiving his reasonable charge.

Witness the hand and seal of the grantor on the 19th day of October

88534439

A. D. 1988

x Pearl Johnson

SEAL  
SEAL  
SEAL  
SEAL

Box 32

12-

UNOFFICIAL COPY

Box No. 92

SECOND MORTGAGE

Trust deed

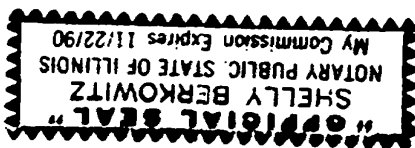
TO

R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company  
4000 W. North Ave.  
Chicago, Illinois 60639

Property of Cook County Clerk's Office



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Pearl Johnson

State of Illinois }  
County of Cook }  
555.

personally known to me to be the same person as whose name is \_\_\_\_\_  
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.  
I then, under my hand and Notarial Seal, this 19th day of October A D 19 88  
*Shelly Berkowitz*  
Notary Public

637135-88-