

UNOFFICIAL COPY

TRUST DEED SECOND MORTGAGE (ILLINOIS)

Official Business
Catherine Powers
City of Evanston
2100 Ridge Avenue
Evanston, IL 60204

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THIS INDENTURE WITNESSETH, That Charles Simpson

(hereinafter called the Grantor), of

2017 Darrow Avenue Evanston Illinois
(No and Street) (City) (State)

for and in consideration of the sum of Two thousand, two hundred
and 00/100 Dollars

in hand paid, CONVEY S AND WARRANT S to City of Evanston
Housing Rehabilitation Department

of 2100 Ridge Avenue Evanston Illinois
(No and Street) (City) (State)

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:

The South thirty three and one third (33 1/3) feet of lot seventeen (17) in block two (2) in McNeill's Addition to Evanston in the North West quarter of the North East quarter of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10-15-2010-012-D.M.
F.P.O.

Commonly known as 2017 Darrow Avenue

Hereby releasing and waiving all rights in 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 hereinafter set forth.

WHEREAS, The Grantor is justly indebted upon said principal promissory note bearing even interest at the rate of 0% per annum, to-wit: \$2,200 at 0% interest title transfer

12.25
02/16/88 11:32:00
#2709: F.C. #88-066617
COOK COUNTY RECORDER

88066617

P-2-1917

ILL. HHS. SERVICES 4

PROPERTY OF COOK COUNTY RECORDER
MORTGAGE

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 or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the first 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 the rate of 0 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 0 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 documents, evidence, stenographer's charges, cost of procuring or copying 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 proceedings after decree of sale shall have been entered or not, shall not be dismissed, nor shall be bereof 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: Charles Simpson

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 City of Evanston 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 of 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.

This trust deed is subject to Note of Same Date

Witness the hand and seal of the Grantor this 4th day of September, 1987.

Charles S. Simpson (SEAL)
Charles Simpson

Please print or type name(s) below signature(s)
[Signature]

This instrument was prepared by Stanley J. Janusz, 2100 Ridge Avenue, Evanston, Illinois 60204
(NAME AND ADDRESS)

88-066617

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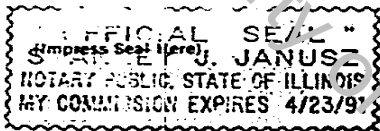
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STATE OF Illinois }
COUNTY OF Cook } ss.

I, ~~Notary~~ Stanley J. Janusz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Simpson

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of dower.

Given under my hand and official seal this Fourth day of September, 1987.



Stanley Janusz
Notary Public

Commission Expires _____

COOK COUNTY Clerk's Office

88066617

BOX No.

SECOND MORTGAGE

Trust Deed

TO

GEORGE E. COLE
LEGAL FORMS