

UNOFFICIAL COPY

88336950 32-43647

TRUST DEED—SECOND MORTGAGE FOR

This Indenture, WITNESSETH, That the Grantor Mary L. Reynolds

of the City Chicago County of Cook and State of Illinois

for and in consideration of the sum of Two Thousand Seven Hundred Twenty-Five and 92/100 Dollars

in hand paid, CONVEY AND WARRANT to R.D. McGLYNN, Trustee

of the City 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 Chicago County of Cook and State of Illinois, to-wit:  
Lot 27 in Block 28 in South Lynne, a subdivision in the North Half of Section 19, Township 38 North, Range 14 East of the Third Principal Meridian.

P.R.E.I. # 20-19-211-019

Property Address: 6453 S. Honore, Chicago

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois in this trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor's Mary L. Reynolds

justly indebted upon one retail installment contract bearing even date herewith, providing for 36

installments of principal and interest in the amount of \$ 73.12 each until paid in full, payable to

Michael Construction Co., 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 on 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 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 a title 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 grantor 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 past encumbrances, 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 encumbrances or the interest thereon when due, the trustee 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 past encumbrances and the interest thereon from time to time, and all moneys 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 so 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 interest to be paid, 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, in both the same as if all of said indebtedness had then matured by express terms. 9. It is agreed by the grantor that all expenses and disbursements paid or incurred in behalf of compliance in connection with the foreclosure of said indebtedness, including reasonable attorney fees, unless for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosure decree, shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, or 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 a decree be entered, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, her said grantor and her heirs, executors, administrators and assigns of said grantor waive all right to 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 grantor, or to any party claiming under said 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.

In the event of the death, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, then Jean J. Behrendt of said County is hereby appointed to be first successor on this trust, and if she also 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 on 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 charges.

Witness the hand and seal of the grantor this 20th day of June A. D. 1965.

Mary L. Reynolds SEAL

SEAL

SEAL

SEAL

88336950

UNOFFICIAL COPY

WELL CALL

Box No. 22

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

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88336950

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OFFICIAL SEAL -  
STEVEN MICHAEL BLITSTEN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/24/90

COOK COUNTY RECORDER  
#9654 # D \* -88-336950  
174444 TRAN 1171 07/28/88 15:07:00  
\$12.00

*Steven Michael Blitsten*  
Notary Public

Given under my hand and Notarial Seal, this 20th day of June, A. D. 1988.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary L. Reynolds, 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.

I, The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary L. Reynolds,

State of Illinois }  
County of Cook }