

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INDENTURE WITNESSETH, That
Suzanne Lee Wright

(hereinafter called the Grantor), of 2549 N.
Cleveland Chicago Illinois
(No. and Street) (City) (State)

89166576

for and in consideration of the sum of Fifty Eight Thousand
and No Cents (\$58,000.00) Dollars

in hand paid, CONVEY S. AND WARRANT S. to Emron T.
Wright

of 5925 N. Echo Canyon Lane Phoenix, AZ
(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:

Above Space For Recorder's Use Only

LEGAL ATTACHED

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: 14-33-105-036-1011

Address(es) of premises: 2349 N. Cleveland, Chicago, Ill. 60614 UNIT 2349-J

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

WHEREAS, The Grantor is justly indebted upon principal promissory note bearing even date herewith, payable

upon the earlier to occur of the first annual anniversary of the date hereof or the sale, assignment or transfer of the premises.

89166576

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein provided 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 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 Trustee of Mortgage, 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 purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and in the event of any such failure, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at the rate of 12% 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 the rate of 12% 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 payable 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 completing 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 a decree of sale shall have been entered or not, shall not be dismissed, not released hereof given, until all such expenses and disbursements, and the cost 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, shall retain 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 and charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: Suzanne Lee Wright, a single woman and never married.

IN THE EVENT of the death or removal from said County of the grantee, or of his resignation, refusal or failure to act, then

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

Witness the hand and seal of the Grantor this 7th day of April, 1989

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

Suzanne Lee Wright (SEAL)

(SEAL)

This instrument was prepared by Charles B. Friedman, 55 W. Monroe-Suite 3401

Chicago, Ill. 60603

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STATE OF ILLINOIS

COUNTY OF COOK

SS.

I, CHARLES B. FRIEDMAN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUZANNE LEE WRIGHT

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.

Given under my hand and official seal this 7th day of APRIL, 1989

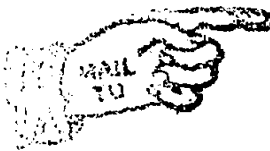
(Impress Seal Here)



Charles B. Friedman
Notary Public

Commission Expires _____

PROPERTY OF Cook County Clerk's Office



BOX No.

89166676

SECOND MORTGAGE

Trust Deed

TO

MAIL TO

CHARLES B. FRIEDMAN
55 WEST MONROE - STE 340
CHICAGO, ILL 60603

GEORGE E. COLE
LEGAL FORMS

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89166676

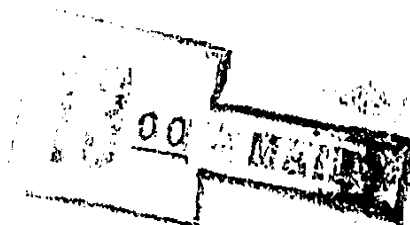
LEGAL DESCRIPTION

Unit Number 2349-3 in Fullerton Colonnade Condominium as delineated on a survey of the following described real estate: The West 67 feet (excepting therefrom the East 4 feet of the North 75 feet thereof) of Lot 19 in William Barry's Subdivision of Block 4 in the Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 25190428 together with its undivided percentage interest in the common elements

14-33-105-036-1011

2349 U. CLEVELAND, CHICAGO 60644
UNIT 2349-3

COPIES RECORDING 413.25
TRAN 1513 04/14/89 14:48:00
*89-166676
COOK COUNTY RECORDER



89166676

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