

UNOFFICIAL COPY

TRUST DEED SECOND MORTGAGE (ILLINOIS)

92721917

DEPT-01 RECORDING 123.50
152222 TRAN 9436 09/29/92 12:12:00
0336 # B *92-721917
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH that Harry J. Jackson
Dorothy L. Jackson (E-K-A Nelson)

(hereinafter called the Grantor), of

2271 Van Luren, Hollywood, Illinois

for and in consideration of the sum of one thousand three hundred
and 44/100 Dollars

in hand paid, CONVEY AND WARRANT to

of 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 106 in
Block 10, Harrison Street "L" Station Subdivision in the 3d
District of Cook County, North, Range 12, East of the
West 1st Meridian, in Cook County, Illinois.

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: 15-16-115-000

Address(es) of premises: 2271 Van Luren, Hollywood, Illinois, 60104

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

WITNES: The Grantor is justly indebted (to) principal promissory note bearing even date herewith, payable in 36
monthly installments of \$177.29 each month, first installment
being due thirty days after signing date of loan papers and for
the balance thereafter until paid in full. Total principal amount
of loan is \$6,382.44. Total interest amount after 36 months
is \$1,982.44. Total paid after 36 months installments
is \$6,382.44.

92721917

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 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 or Mortgagee, and second, to the
Trustee herein as their interests may appear, which policies shall be left and remain with the holder of the mortgage or Trustee until the indebtedness is fully
paid; (6) to pay all prior encumbrances, 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 encumbrances, 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 encumbrances and the interest thereon from time to time; and an attorney 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 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 holder 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 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 contacting 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 the decree of sale shall have been entered or not, shall not be dismissed, nor shall the decree given,
until all such expenses and disbursements, and the costs thereon, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs,
executors, administrators and assigns of the Grantor, agrees all right to the possession of, and income from, said premises pending such foreclosure
proceedings, and agrees that upon the filing of a 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 of whom 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 same.

The name of a record owner is: Harry J. Jackson and Dorothy L. Jackson (E-K-A Nelson)

IN THE EVENT of the death of removal from said Cook 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 15th day of September, 1992.



Harry J. Jackson (SEAL)
Dorothy L. Jackson (E-K-A Nelson) (SEAL)

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

This instrument was prepared by Richard A. Jones, Inc., 1 North Longwood, River Side, IL, 60546
(NAME AND ADDRESS)

2354

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Carole A. Downs, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harry J. Jamerson and Dorothy L. Jamerson (f-k-a Nelson), his wife (J) personally known to me to be the same persons whose names 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 September, 1998.

(Impress Seal Here)



Carole A. Downs
Notary Public

Commission Expires

Cook County Clerk's Office

BOX No. 92721917

SECOND MORTGAGE
Trust Deed

TO

GEORGE E. COLE®
LEGAL FORMS