

UNOFFICIAL COPY

April, 1980

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

92796795

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.THIS INDENTURE WITNESSETH, That Edward Wells and
Wife Gladys Wells(hereinafter called the Grantor), of
6521 S. Maryland Chicago ILfor and in consideration of the sum of 4,100.00
Dollarsin hand paid, CONVEY AND WARRANT to
Sheila Levin
of 2915 W. Gregory Chicago ILas Trustee, and to his successors in trust herein, after 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 North 25 feet of Lot 20 in Block 7 in Woodlawn Ridge, being a subdivision of
the South half of the North West quarter of Section 23, Township 38 North, Range
14, East of the Third Principal Meridian, in Cook County, Illinois.

20-23-113-009-0000

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

36 payments at \$115.00 per month.

THIS INSTRUMENT IS A SECOND MORTGAGE
DEED, THE FIRST OF WHICH IS
ON FILE IN THE
COUNTY CLERK'S OFFICE, CHICGO, ILLINOIS
PERITY INDEX NUMBER.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, or loss of, or to 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 cause 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 on indebtedness, with loss clause attached payable first to the first Trustee or Mortgagee, and second, to the
Trustee herein as their interests may appear, such policies shall be left and remain with the said 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 of the indebtedness when due, the grantee or the
holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or release any tax lien or title affecting said
premises or pay all prior incumbrances and the interest thereon from time to time, and all moneys so paid by the Grantor agrees to repay immediately
without demand, and the same with interest thereon from the date of payment at percent 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 the 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 percent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all the 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, surveyor'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 the 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 decree shall have been entered or not, shall not be dismissed, nor release hereof 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, shall give 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 Edward Wells and Gladys WellsIN THE EVENT of the death or 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 payment in fullWitness the hand and seal of the Grantor this 7th day of August, 19 91Please print or type names
below signaturesEdward Wells (SEAL)
Edward WellsGladys Wells (SEAL)
Gladys WellsThis instrument was prepared by Rick Levinson 5765 N. Lincoln Ave. Chicago, IL 60659
NAME AND ADDRESS

935R

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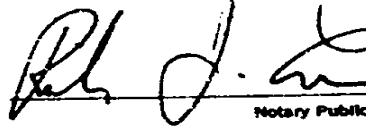
STATE OF Illinois }
COUNTY OF Cook } ss.

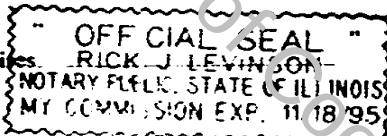
I, Rick J. Levinson, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that Edward Wells and Gladys Wells

personally known to me to be the same person^s whose name^s 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 a 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 notarial seal this 7th day of August, 1991

(Impress Seal Here)


Notary Public

Commission Expires 

92796795

BOX NO.

SECOND MORTGAGE

Trust Deed

TO