

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor JAMES L. CLARK, JR.

of the CITY of CHICAGO County of COOK and State of ILLINOIS
for and in consideration of the sum of 2847.⁰⁰ (Two Thousand Eight Hundred Forty Seven and ⁰⁰/₁₀₀ Dollars)

in hand paid, CONVEYS AND WARRANTS to NEW LINCOLN HOME IMPROVEMENT CO.
of the CITY of 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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the CITY of CHICAGO County of COOK and State of Illinois, to-wit:

THE EAST 1/2 OF LOT 14 IN BLOCK 2 IN CASTLE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
4318 W THOMAS - CHICAGO, ILLINOIS 60651

Hereby releasing and waiving all rights of the grantor 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 JAMES L. CLARK, JR.

is justly indebted upon his principal promissory note bearing even date herewith, payable IN 24 (TWENTY FOUR) EQUAL CONSECUTIVE MONTHLY INSTALMENTS OF \$118.⁰⁰ (ONE HUNDRED EIGHTEEN AND 00/100 DOLLARS) EACH, BEGINNING FEBRUARY 6, 1994

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THE GRANTOR... covenant S and agree S, as follows: (1) To pay said indebtedness, and the interest thereon, as hereto and in said notes provided, 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 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 if an interest-free deposit, which policies shall be kept 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 to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor 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... 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.

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 the time of such breach at seven 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 complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stamp duty, a charge, cost of procuring or completing a letter of sale, and the whole title of said premises embracing foreclosure decree—shall be paid by the grantor...; and the like expenses and disbursements, or reasons for any suit or proceeding wherein the grantor 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 decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor... for said grantor... and for the 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 S 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 trustee, or of his refusal or failure to act, then LAWRENCE W. KORRUB 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 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 6TH day of FEBRUARY, A. D. 19 93

JAMES L. CLARK, JR. (SEAL)

(SEAL)

(SEAL)

(SEAL)

PERMANENT INDEX NUMBER V 542-16-03-402-029

THIS DOCUMENT PREPARED BY: RAYMOND A. KORRUB - 5865 N. LINCOLN AVE. - CHICAGO, ILLINOIS 60659

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UNOFFICIAL COPY

Box No.

SECOND MORTGAGE

Trust Deed

JAMES L. CLARK, JR.

TO

NEW LINCOLN HOME IMPROVEMENT CO.
5965 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60659

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Property of Cook County Clerk's Office

Will Clark

93282393
122.00
931-02 RECORDINGS
TRAM 7524 04/16/93 05:23:00
* - 935 - 282393
COOK COUNTY RECORDER

OFFICIAL SEAL
HELENE S. KORUB
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 27, 1993

Notary Public
Hele S. Korub

That under my hand and Notarial Seal, this
Day of FEBRUARY, A. D. 1993
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 homestead.
6TH

I, HELENE S. KORUB
a Notary Public in and for said County, in the State aforesaid, do hereby certify that

State of ILLINOIS }
County of COOK }

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