

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

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96330769

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE WITNESSETH, That VELMA E. BRADFORD,  
a/k/a Velma E. Bradford-Reddins  
(hereinafter called the Grantor), of 14744 E. River-  
side Dr. Holland, IL 60473  
(No and Street) (City) (State)  
for and in consideration of the sum of Fifteen thousand and  
no/100s (\$15,000.00) Dollars  
in hand paid, CONVEY S. AND WARRANT s. to Alberta  
Bradford  
of 3075 E. Cheltenham, No. 505, Chicago, IL  
60649  
(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:

FBSOA  
P 2000P  
TBSOV  
I 4/20/86

The southwesterly 19 feet 3 inches of the northeasterly 82 feet 8 inches  
of the southeasterly 50 feet of lot 167 in Division 1 in Westfall's Sub.  
of 208 acres being the E 1/2 of the SW 1/4 the SE 1/4 of Sec 30, T. 38N  
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. R. 15 E of the  
3rd PM

Permanent Real Estate Index Number: 21-30-415-033-0000

Address(es) of premises: 7829 South Shore Drive, Unit E

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

WHEREAS, The Grantor is justly indebted upon her principal promissory note bearing even date herewith, payable  
in the principal amount of \$15,000.00 at \$150.00 per month according to  
its terms

DEPT-01 RECORDING 623.50  
T#5555 TRAN 2588 05/01/96 15:48:00  
42466 + J.J \* - 96 - 330769  
COOK COUNTY RECORDER  
DEPT-10 FACILITY 426.00

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as set forth 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 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 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 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 the money so paid, the Grantor agrees to repay immediately  
without demand, and the same with interest thereon from the date of payment at 6.0 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 6.0 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if 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 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 decree of sale shall have been entered or not, shall not be dismissed, nor release 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, gives 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: Velma E. Bradford

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

Thomas C. O'Brien 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 first mortgage to LaSalle Talman Home Mortgage Corp

Witness the hand and seal of the Grantor this 26<sup>th</sup> day of April, 1996.

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

Velma E. Bradford (SEAL)  
VELMA E. BRADFORD

This instrument was prepared by Thomas C. O'Brien, 151 N. Michigan Ave. #816, Chicago, IL 60601  
(NAME AND ADDRESS)

PROPERTY OF COOK COUNTY SECOND MORTGAGE

96330769

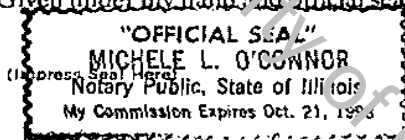
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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Michele L. O'Connor, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Velma E. Bradford

personally known to me to be the same person whose name \_\_\_\_\_ 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 26<sup>th</sup> day of April, 1996



Michele L. O'Connor  
Notary Public

Commission Expires Oct. 21, 1998

Property of Cook County Clerk's Office

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
769  
Trust Deed

TO

GEORGE E. COLE  
LEGAL FORMS