

UNOFFICIAL COPY

TRUST DEED - SECOND MORTGAGE FORM (11/1/88)

3780353

32-45714 SK

This Indenture, WITNESSETH, That the Grantor Charles G. Hampton and Shelly Hampton (Married to each other) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the City Dolton County of Cook and State of Illinois

for and in consideration of the sum of Six thousand two hundred twenty-one and 28/100 Dollars in hand paid, CONVEY, AND WARRANT, to R.D. McGLYNN, Trustee

of the City 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 every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City Dolton County of Cook and State of Illinois, to-wit:

Lot Twenty Three (23) In Block two (2) in Shepard's Michigan Avenue No. 3, a Subdivision in the Southeast Quarter (1/4) of Section 2, and in the Northeast Quarter (1/4) of Section 11, Township 36, North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof registered as Document Number 3599(2), P. R. E. I. #29-02-501-022. Property address: 1449 S. Avalon

I hereby releasing and waiving all rights under and by virtue of the homestead exemption law of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor's Charles G. Hampton and Shelly Hampton (Married to each other) As Joint Tenants With Right Of Survivorship 48 justly indebted upon one real estate allment contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$ 179.61 each until paid in full, payable to Discount Home Remodelers Inc, and assigned to Pioneer Bank & Trust Company

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or 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 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 to so 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 all money so paid, the grantor agrees to repay immediately 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 accrued 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 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 foregoing hereof - including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of preparing 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 aforesaid, 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 thereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid by the grantor for said grantor, or by the heirs, executors, administrators and assigns of said grantor. We, all right in the premises of, and income from, said premises pending such foreclosure proceedings, do agree 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 grantee, or of his refusal or failure to act, then Joan J. Behr and ... 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 grantee 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 5th day of October, A. D. 1988.

X Charles G. Hampton (SEAL)
X Shelly Hampton (SEAL)
(SEAL)
(SEAL)

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IN DUPLICATE

Box No.

SECOND MORTGAGE

Trust Fund

3780353

TO

R.D. McGLYNN, Trustee

3780353

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company

4006 W. Market Ave
Chicago, Illinois 60639

Property of Cook County Clerk's Office

I, the undersigned
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles G. Hampton and Shelly Hampton (Married to each other) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
 personally known to me to be the same person as 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 the act free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead
 (Grant under my hand and Notarial Seal, this 5th day of October 1988)

State of Illinois }
 County of Cook }

Notary Public