

THIS DOCUMENT PREPARED BY:  
MAIL TO:

Niles Township Schools CU  
9440 Kenton  
Skokie IL 60076



Doc#: 0610855058 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2008 01:37 PM Pg: 1 of 5

N O T E: THIS TRUST DEED CONTAINS A BALLOON PAYMENT

6000576

**TRUST DEED SECOND MORTGAGE (ILLINOIS)**

THIS INDENTURE WITNESSETH, That on **February 13, 2006, Martin D. and Bonita A. Cohen, husband and wife** (hereinafter called the Grantor), of **Chicago , Illinois**, for and in consideration of the sum of **Fifteen thousand and 00/100 (\$15,000.00)** in hand paid, CONVEY(S) AND WARRANT(S) to **NILES TOWNSHIP SCHOOLS CREDIT UNION, 9440 Kenton, Skokie, Illinois 60076, an Illinois Corporation, incorporated under the Illinois Credit Union Act**, as Trustee, and to its 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:

**PARCEL 1:**

**UNIT 615, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL") THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:**

**BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL, TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTHWEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.0 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.0 FEET TO SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE, 26.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21906205, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY IN COOK COUNTY, ILLINOIS.**

**ALSO:**

**UNOFFICIAL COPY****PARCEL2:**

**EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 21520336 MADE BY WINSTON GARDENS, INCORPORATED A CORPORATION OF ILLINOIS AND AS CREATED BY DEED FROM CENTEX HOMES CORPORATION TO SAM SIEGEL AND HELEN SIEGEL, HIS WIFE, DATED AUGUST 18, 1972 AND RECORDED AUGUST 22, 1972 AS DOCUMENT 22023724 FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:**

**THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL THE VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST ALONG THE SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT, THENCE 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.92 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**PIN # 10-36-100-015-1089**

**Address of premises: 7141 N Kedzie, Chicago Illinois 60645**

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

WHEREAS, The Grantor is justly indebted upon a principal Installment Note (**NOTE AND CLOSED-END DISCLOSURE STATEMENT AND CREDIT AGREEMENT**) bearing even date herewith, payable to **NILES TOWNSHIP SCHOOLS CREDIT UNION** in the principal amount of **\$15,000.00**, payable in **60 monthly installments** of **\$288.22** plus **one** final installment of **\$287.84**, which represents reduction of the principal balance plus interest thereon at the rate of **5.750%** per annum, as per the tenor of the said Note.

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 therefore; (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

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the indebtedness is fully paid: (c) 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 all money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at **5.750** 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 **5.750** 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 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 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 waives 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 said premises.

NOTWITHSTANDING anything to the contrary contained herein, the Grantor does further covenant and agree that it will not transfer, or cause to be transferred, or suffer an involuntary transfer of any interest, whether equitable or legal, and whether possessory or otherwise, in the mortgaged premises to any third party, including, but not limited to, conveyance by deed, or assignment of beneficial interest, or Articles of Agreement for Deed, or Installment contract for Deed, so long as the debt secured hereby subsists, and further, that in the event of any such transfer by the Grantor, the Trustee may, in its sole discretion, and without notice to the Grantor, declare the whole of the debt hereby secured immediately due and payable, and may avail itself of all rights and remedies, without necessity of election, provided to Trustee under this certain Trust Deed.

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IN THE EVENT Grantor's First Mortgage is released of record and the Note securing it shall be paid in full while the instant Trust Deed subsists, the Grantor shall give immediate notice of same to Trustee and shall establish a pledge account with Trustee equal to the annual general real estate taxes assessed on the mortgaged premises. This shall be an "escrow-like arrangement" pursuant to the Illinois Mortgage Escrow Account Act, 765 ILCS 910/1, et seq.

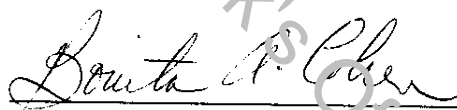
The name of a record owner is: **Martin D. and Bonita A. Cohen**

IN THE EVENT of the removal from said Cook County of the grantee, or of its resignation, refusal or failure to act, then Lawyers Title Insurance Corporation of said County is hereby appointed to be first successor in this trust; and if for any like cause said first successor fails or refuses 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 a first mortgage

Witness the hands and seals of the Grantor this 13<sup>th</sup> day of February

  
\_\_\_\_\_ (seal)  
**Martin D. Cohen**

  
\_\_\_\_\_ (seal)  
**Bonita A. Cohen**

\*\*\*\*\*REQUEST FOR NOTICE OF DEFAULT\*\*\*\*\*  
\* AND FORECLOSURE UNDER SUPERIOR \*  
\* MORTGAGES OR TRUST DEEDS \*  
\*\*\*\*\*

Grantor and Trustee request the holder of any mortgage, trust deed or other encumbrance with a lien which has priority over the Trust Deed to give notice to the Trustee, at Trustee's address set forth on page one of this Trust Deed of any default under the superior encumbrance and of any sale or other foreclosure action.

STATE OF ILLINOIS )  
 ) SS

COUNTY OF COOK **UNOFFICIAL COPY**

I, GAIL TAMMELING, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Martin D. and Bonita A. Cohen**, 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 **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 13<sup>th</sup> day of February.

Gail Tammeling  
Notary Public

NILES TOWNSHIP SCHOOLS CREDIT UNION  
Trustee

By: \_\_\_\_\_



Property of Cook County Clerk's Office