

# UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202  
March, 1968

21 435 966

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That the Grantors, Jack E. Holmstedt and former wife Barbara Holmstedt now Mrs. Barbara Geraghty of the Village of Franklin Park, County of Cook and State of Illinois for and in consideration of the sum of Seven Thousand One Hundred Ninety-Six Dollars and 16/100 Dollars in hand paid, CONVEY AND WARRANT to Raymond W. Witt

of the Village of Evergreen Park County of Cook and State of Illinois as trustee, 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, 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 Village of Franklin Park, County of Cook and State of Illinois, to-wit:

Lots 19, 20, 21, 22, 23 and 24 in Block 39 in Third Addition to Franklin Park, a Subdivision of parts of Sections 21 and 28, Township 40 North; Range 12, East of the 3rd Principal Meridian, in Cook County, Illinois.

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 are justly indebted upon Their principal promissory note bearing even date herewith, payable Forty eight months at \$149.92 dollars per month

THE GRANTORS covenant and agree 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 mortgage or Mortgage, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagees 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; (7) to pay all prior incumbrances or 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 the same with interest thereon from time to time, and all money so paid, the grantors agree to repay immediately without demand, and 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 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 term.

IT IS AGREED by the grantors that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with foreclosure hereof— including reasonable solicitor'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 grantors; and the like expenses and disbursements occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, so such may be a party, shall also be paid by the grantors. 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 proceed- ings, which proceedings, 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 grantors for said grantors and for their heirs, executors, administrators and assigns of said grantors waive all right to the possession of, and income from, said premises, pending such foreclosure proceedings, and agree 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 said grantors, or to any party claiming under said grantors, 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 or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then Patrick T. McKenna of said County is hereby appointed to be first successor in 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 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.

IF THIS TRUST DEED is signed by one person as grantor, it shall be binding upon him and his heirs, executors and administrators, regardless if nouns and verbs importing the plural number.

THIS TRUST DEED IS SUBJECT TO

Witness the hands and seals of the grantors this 24th day of March 1971

Jack Holmstedt (SEAL)

Barbara Holmstedt (SEAL)

21 435 966

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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Edith M. Maher, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack E. Holmstedt and Barbara Holmstedt Geraghty his former wife

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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.

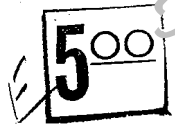
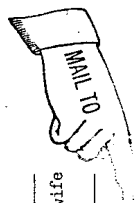
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th day of March, 1971



Edith M. Maher  
Notary Public

Commission Expires July 16, 1972

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MAR-31-71 212371 • 21435966 - A - Rec 5.00



SECOND MORTGAGE  
**Trust Deed**  
Jack E. Holmstedt and  
Barbara Holmstedt his former wife  
TO  
Raymond W. Witt  
1614 Belmont Avenue  
Chicago, Illinois 60657  
c/o American Finance Corporation

21435966  
SAND LEGAL  
GEORGE COLLIER

**END OF RECORDED DOCUMENT**