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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 21 451 638 GEO E COLE & CO CHICAGO LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor S. RICHARD C. SIPLE AND DIANE J. SIPLE, his wife

of the village of Schaumburg County of Cook and State of Illinois

for and in consideration of the sum of One Dollar (\$1.00) Dollars

in hand paid, CONVEY AND WARRANT to Madilyn V. Lester

of the village of Hoffman Estates 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 village of Schaumburg County of Cook and State of Illinois, to-wit:

Lot 14334 in Section one of Weathersfield Unit No. 14, being a subdivision of the North Half of Section 28 Township 41, North Range 10, east of the Third Principal Meridian, commonly known as 409 Marie Lane, Schaumburg, 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 Grantors Richard C. Siple and Diane J. Siple

justly indebted upon their principal promissory note bearing even date herewith, payable to ILLINOIS AMERICAN FINANCE CORPORATION, 18 Golf-Rose Shopping Center, Hoffman Estates, Illinois, in forty-eight (48) equal consecutive monthly installments of One Hundred Forty-Nine and 92/100 (\$149.92) Dollars beginning May 12, 1971 and ending April 12, 1975, or until the above stated amount is paid in full. The full note amount being Seven Thousand One Hundred Ninety-Six and 16/100 (\$7196.16) Dollars.

THE GRANTORS covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as provided 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 and 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 Trust herein, in their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustees 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 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 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 or expressed terms.

IT IS AGREED by the grantor S. 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, 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 S. and the like expenses and disbursements, occasioned by 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 S. 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 solicitor's fees have been paid. The grantor S. for said grantor S. and for the heirs, executors, administrators and assigns of said grantor S. waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and 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 S. or to any party claiming under said grantor S., appoint a receiver to take possession of 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 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 S. and seal S. of the grantor S. this 12 day of APRIL A. D. 19 71

Richard C. Siple (SEAL)
Diane J. Siple (SEAL)
(SEAL)
(SEAL)

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State of Illinois }
County of DuPage } ss.

I, Madilyn V. Lester

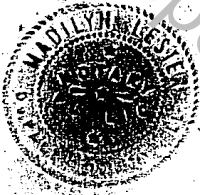
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
Richard C. and Diane J. Sipple

personally known to me to be the same person whose name^s 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 12th
day of April, A. D. 1971

Madilyn V. Lester

Notary Public.



Sidney R. Olson

1971 APR 19 AM 11 23
APR-19-71 219597 • 214516330 - A - Rec 5.00

5.00

Box No.

SECOND MORTGAGE

Trust Deed

Richard C. & Diane J. Sipple

TO

Illinois American Finance Corp.



GEORGE COLE COMPANY

21451633

END OF RECORDED DOCUMENT