

TRUST DEED SECOND MORTGAGE FORM (Illinois) 21 241 928

FORM No. 2202 JANUARY, 1968

21 241 928

GEORGE E. COLE LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Robert Coles and Marjorie Coles

(hereinafter called the Grantor), of the City of Harvey County of Cook and State of Illinois, for and in consideration of the sum of _____ Dollars

in hand paid, CONVEY AND WARRANT to H. D. Koenecke, Trustee of the City of Harvey 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, 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 City of Harvey County of Cook and State of Illinois, to-wit:

Lots 37 & 38 in block one (1) in Boulevard addition to Harvey a subdivision of the East 1/2 of the N.W. 1/4 of the South east quarter (1/4) of Section 18, Township 36 North R14 East of the Third Principal Meridian in the Village of Harvey, Cook County, Illinois.

Property of Cook County Mortgage

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 Robert Coles & Marjorie Coles justly indebted upon H. D. Koenecke, Trustee principal promissory note bearing even date herewith, payable

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, on or before the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) to repair, within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may be 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 payable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and secondly 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 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 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 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, costs for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title and all liens 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 the decree that may be rendered in such foreclosure proceedings; when proceeding, whether decree of sale shall have been entered, or not, shall not be dismissed, nor release hereof given, until all such expense and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executor, administrators and assigns of the Grantor waives all rights 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, and 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.

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 Paul Kratochwill 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 25th day of July, 1970

Robert Coles (SEAL)
Marjorie Coles (SEAL)

21 241 928

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, John E. Jansen, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Coles & Marjorie Coles

personally known to me to be the same person whose name they 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 25th day of July, 19 70.

(Impress Seal Here)

John E. Jansen
Notary Public



Commission Expires May 19, 1973

George E. Cole
1970 AUG 19 PM 12 31
AUG-19-70 111504 11241923 - A - Rec 510

500 MAIL

BOX No. _____
SECOND MORTGAGE
Trust Deed
TO _____



21241923
GEORGE E. COLE
LEGAL FORMS

