

# UNOFFICIAL COPY

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

21: 264 268

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That the Grantors, Robert Bitter and Carolyn Bitter,  
his wife  
of the \_\_\_\_\_ of \_\_\_\_\_ County of Cook and State of Illinois  
for and in consideration of the sum of Twenty Thousand and No/100ths  
Dollars in hand paid, CONVEY AND WARRANT to First Bank & Trust Company, Palatine, Ill.  
of the \_\_\_\_\_ of \_\_\_\_\_ 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 \_\_\_\_\_ of \_\_\_\_\_ County of Cook and State of Illinois, to-wit:

Lot 33, in North Gate Unit #1, being a subdivision of the South 38 acres of the North 83 acres of a Tract of land composed of the East one half of the Southwest one quarter and the West one half of the Southeast one quarter of Section 8. Township 42 North, Range 11, East of the 3rd Principal Meridian, in Cook County.

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 are justly indebted upon one principal promissory note bearing even date herewith, payable to the First Bank & Trust Company, Palatine, Illinois in the amount \$20,000.00 plus interest at the rate of 9% due on or before March 11, 1971. It is intended that this instrument shall also secure for a period of five years, any extensions or renewals of said loan and any additional advances up to a total amount of \$20,000.00.....

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 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 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, or to discharge 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 grantors agree 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 incurred 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 the date 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 grantors that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with foreclosure proceedings, 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, as 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 proceedings; which proceeding, 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 the 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

Wm. W. Hesse Jr. 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.

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

THIS TRUST DEED IS SUBJECT TO \_\_\_\_\_

Witness the hands and seals of the grantors this 11th day of September 19 70

Robert Bitter (SEAL)

Carolyn H. Bitter (SEAL)

21 264 268

Office

# UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Rebecca Kern, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Ritter and Carolyn Ritter, his 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 a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

and notarial seal this 11th day of September 19 70



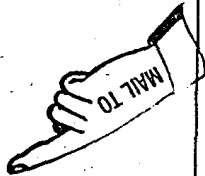
Rebecca Kern  
Notary Public

Commission Expires June 16, 1973

SEP 15 12 02  
SEP-15-70 122386 • 2124268-A — REC 510



SECOND MORTGAGE  
**Trust Deed**  
Robert Ritter and  
Carolyn Ritter, his wife  
TO  
First Bank & Trust Co.  
35 N. Rockway St., Palatine, Ill.  
60067



21264268  
GEORGE E. EGERT  
LEGAL FORMS

END OF RECORDED DOCUMENT