

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JANUARY, 1968

22 573 284

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That David T. Jimmo and Ursula E. Jimmo, his wife

(hereinafter called the Grantor), of the village of Hoffman Estates County of Cook  
and State of Illinois, for and in consideration of the sum of  
One (\$1.00) dollar 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, 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 Hoffman Estates County of Cook and State of Illinois, to-wit:

Lot 5 in Block 43 in Hoffman Estates #3 being Subdivision of Part of Section 15 Township 41 North Range 10, East of the third principle meridian, in the village of Hoffman Estates, commonly known as 170 Bode Road, Hoffman Estates, 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 David T. Jimmo and Ursula E. Jimmo  
justly indebted upon their principal promissory note bearing even date herewith, payable

AMERICAN FINANCE CORPORATION OF ILLINOIS, 18 Golf Rose Shopping Center, Hoffman Estates, Illinois in sixty (60) equal consecutive monthly installments of One Hundred Twenty-Nine and nine cents (\$129.09) Dollars beginning on January 14, 1974, and ending December 14, 1978, or until the above stated amount is paid in full. The full note amount being Seven Thousand Seven Hundred Forty Five and 40/100 (\$7745.40)

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 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 interest 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 prior incumbrances of 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 and 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—plus for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decrees—shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any suit 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, executor, administrators, and assigns of the Grantor waives all right of 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 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, 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 10 day of Dec 1973

David Jimmo (SBAL)

Ursula Jimmo (SBAL)

22 573 284

Property of County of Cook, Illinois  
MORTGAGE  
RECORDED

UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Du Page ) ss.

I, Madilyn V. Lester, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David T. Jimmo and Ursula E. Jimmo

personally known to me to be the same persons whose names 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 right of homestead.

and notarial seal this 10 day of December, 1973



Madilyn Lester  
Notary Public

*Lindsay H. Wilson*  
RECORDED BY DEPT. OF  
COOK COUNTY ILLINOIS  
DEC-17-73 7 2 T 4 9 6 22573284 u A — Rec 5.00

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
David T. Jimmo & Ursula E. Jimmo  
170 Bode Road  
Hoffman Estates, Illinois 60172  
TO  
AMERICAN FINANCE CORP. OF ILLINOIS  
18 Golf Rose Shopping Center  
Hoffman Estates, Illinois 60172

5.00



22573284  
GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT