

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM - ILLINOIS

FORM NO. 2202  
JANUARY 1968 Loan # 11, 611

GEORGE E. COLE  
LEGAL FORMS

THIS INSTRUMENT WITNESSETH that **MIKE MARKOVITZ and DOLORRES MARKOVITZ, his wife**  
hereinafter called the Grantor of the Village of **Skokie** County of **Cook**  
and State of **ILLINOIS** for and in consideration of the sum of **TEN and other good and valuable consideration** Dollars  
of lawful money of the United States to **JOHN R. DONNELL, Trustee**  
of the Village of **Skokie** 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 fol-  
lowing 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 **Skokie** County of **Cook** and State of **Illinois** to wit:

Lot 15 except the South 10 feet thereof and the South 10 feet of  
Lot 16 in Block 1 in North Side Healthy Dempster Golf Course Subdivision  
in the North East quarter of Section 1, Township 41 North, Range 14  
East of the Third 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  
to the extent nevertheless for the purpose of securing performance of the covenants and agreements herein.  
Whereas the Grantor is **MIKE MARKOVITZ and DOLORRES MARKOVITZ, his wife**  
and is interested upon **THEIR** principal promissory note bearing even date herewith payable  
to **SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION** the amount of  
**Five Thousand Four Hundred and No. 00 Dollars (\$5,400.00)** payable  
in **Sixty (60)** monthly installments of **\$90.00** each, commencing on  
the 5th day of January, 1974.

The Grantor covenants and agrees as follows: 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 20 days prior to the first day of June in each year, all taxes  
and assessments against said premises and on demand to exhibit receipts therefor 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, and that waste to said premises  
shall not be committed or suffered, to keep all buildings now or at any time on said premises insured in companies to be selected by the  
grantor 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 here to the first Trustee or Mortgagee and, except 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, to pay all prior incum-  
brances 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 or the interest thereon when due the  
grantor or the holder of said indebtedness may procure such insurance, 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 thereon 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 fore-  
closure hereof including reasonable attorney's fees, costs for documentary evidence, stenographer's charges, cost of procuring or com-  
pleting abstract showing the whole title of said premises 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 on said premises  
shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether dec-  
ree 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, executors, administrators and  
assigns of the Grantor waives all right 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 with-  
out 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, removal from said **COOK** County of the grantee, or of his resignation,  
refusal or failure to act, then **DUANE F. NESS** of said County is hereby appointed to be  
next 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 grantor 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 **29th** day of **November**, 1973  
**MIKE MARKOVITZ** (SEAL)  
**DOLORRES MARKOVITZ** (SEAL)

Property of COOK COUNTY MORTGAGE Office

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STATE OF ILLINOIS  
COUNTY OF COOK

*1. ELLIOT BORNHAIN*

State aforesaid DO HEREBY CERTIFY that

a Notary Public in and for said County in the  
MIKE MARKOVITZ and DOLORES MARKOVITZ, his wife

personally known to me to be the same person whose name are subscribed to the foregoing instrument  
appeared before me this day in person and acknowledged that they signed sealed and delivered the said  
instrument their free and voluntary act for the uses and purposes therein set forth including the release and  
waiver of right of homestead



Commission Expires

*Dec 2, 1975*

hand and notarial seal this

Day of Dec 1973

*Joseph Sackmann*  
Notary Public

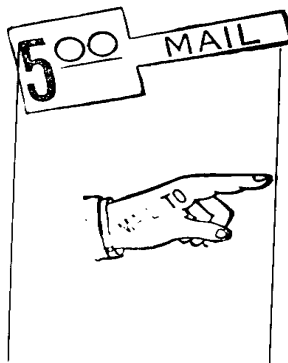
1973 DEC 24 AM 11:30

*Ludwig R. Olsen*

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BOX No

SECOND MORTGAGE  
Trust Deed



*Send to*

STOKIE FEDERAL  
575 S. AND I CAN ASSN  
4747 LEXINGTON STREET  
SKOKIE, ILLINOIS 60076

GEORGE E. COLE  
LEGAL FORMS

29575605

END OF RECORDED DOCUMENT