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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

22 693 573

102-3207
GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That WILLIAM R. BECKER AND DIANNE R. BECKER, HIS WIFE,

(hereinafter called the Grantor), of the Village of Palatine County of Cook
and State of Illinois, for and in consideration of the sum of
Eleven Thousand Eight Hundred Sixty-Two and 48/100ths Dollars
in hand paid, CONVEY AND WARRANT to A. R. Di Benedetto
of the Village of Palatine 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 Palatine County of Cook and State of Illinois, to-wit:

Lot 24 in Cambridge at Palatine Unit 2 being a Subdivision in the Northwest Quarter of Section 21, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

Hereby releasing and giving all rights under and by virtue of the homestead exemption laws of the State of Illinois, IN TRUST, now then, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor William R. Becker and Dianne R. Becker, his wife, justly indebted upon one principal promissory note bearing even date herewith, payable

in 84 successive monthly installments commencing on the 20th day of May, 1975 and on the same date of each month thereafter, all except the last installment to be in the amount of \$141.22 each and said last installment to be the entire unpaid balance of said sum. It is intended in this instrument shall also secure for a period of eight years, any extensions or renewals of said loan and any additional advances up to a total amount of Eleven Thousand Eight Hundred Sixty-Two and 48/100ths Dollars****

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 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 or one 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 grantee 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 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 charges, cost of procuring or compiling abstract showing the whole title of said premises embracing foreclosure decree—all 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, such as may be a party, shall also be paid by the Grantor. All such expenses and disbursements shall bear additional lien upon said premises, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding; 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, 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 made, 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 grantor, or of his resignation, refusal or failure to act, Mayrino Frohne 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 grantor or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable share.

Witness the hand and seal of the Grantor, this 19th day of April, 1974

THIS DOCUMENT PREPARED BY:
PALATINE SAVINGS & LOAN ASSN.
100 West Palatine Road
Palatine, Illinois 60067

H. W. Caldwell

William R. Becker (SEAL)
Dianne R. Becker (SEAL)
Dianne R. Becker

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Mary E. Edler a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Becker and Dianne R. Becker, his wife,

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 any homestead.

and notarial seal this 19th day of April, 1974



Mary E. Edler
Notary Public

5.00

Shirley H. Dill

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1974 APR 23 PM 12 54
APR-23-74 790660 • 22693573-A Rec 5.00

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO _____



22693573
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT