

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JANUARY, 1968

22 705 949

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That William I. Walker and Patricia A. Walker, his wife,

(hereinafter called the Grantor), of the \_\_\_\_\_ of \_\_\_\_\_ County of Cook  
and State of Illinois, for and in consideration of the sum of Twenty five thousand and no/100

Dollars  
in hand paid, CONVEY AND WARRANT to First Bank and Trust Company of Palatine  
of the \_\_\_\_\_ of \_\_\_\_\_ County of Cook and State of Illinois

and to his successors in trust hereafter 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 \_\_\_\_\_ County of Cook and State of Illinois, to-wit:

Lot 14, Block 5, in Hasting Ridge Unit #2, being a Subdivision of part of the North East 1/4 of Section 20, Township 42 North Range 10 East of the Third Principal Meridian in Cook County, Illinois, according to plat thereof recorded in the Recorder's office of Cook County, Illinois, April 14, 1969, as Document No. 20809410.

THIS INSTRUMENT WAS PREPARED BY:

Randi Andersen  
1st BANK AND TRUST COMPANY  
35 NORTH BROOKWAY STREET  
PALATINE, ILLINOIS 60067

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 William I. Walker and Patricia A. Walker, his wife,  
justly indebted upon One principal promissory note bearing even date herewith, payable

to the First Bank and Trust Company, Palatine, Illinois, in the amount of \$15,000.00 plus interest at the rate of 11.75% due on or before July 15, 1974. It is intended that this instrument shall also be security for a period of five years, any extensions or renewals of said loan and any additional advances up to a total amount of \$25,000.00.....

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein set 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 was on 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 Mortgagees 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 to so 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 or pay such taxes or assessments, or discharge or purchase any 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, 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 Grantor; and the like expenses and disbursements, occasioned by any law 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, executors, administrators and assigns of the Grantor waives all rights in 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, then James A. Drysdale 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 S, this 16th day of April, 19 74

W. Walker (SEAL)  
Patricia A. Walker (SEAL)

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UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF Cook } ss.

I, James A. Swiatek, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William I. Walker and Patricia A. Walker

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 a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of heretofore.

and hand and official seal this 16th day of April, 19 74.



*James A. Swiatek*  
Notary Public

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BOX No.

SECOND MORTGAGE  
Trust Deed

William I. Walker and Patricia

A. Walker

TO

First Bank and Trust Company

MAIL TO:

First Bank and Trust Company  
35 North Broadway  
Palatine, Illinois 60067

GEORGE E. COLE  
LEGAL FORMS

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END OF RECORDED DOCUMENT