

UNOFFICIAL COPY

TRUST DEED*
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

22 780 579

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That James J. Thomas and Nancy A. Thomas, his wife

(hereinafter called the Grantor), of the County of Cook and State of Illinois, for and in consideration of the sum of Eleven Thousand Three Hundred and No/100 Dollars in hand paid, CONVEY AND WARRANT to First Bank and Trust Company of Palatine 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 County of Cook and State of Illinois, to-wit: Lot 20 in Block 3 in Harold Reskin Addition to Palatine, in the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 12 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on July 12, 1955 as Document #160911.

THIS INSTRUMENT WAS PREPARED BY:
NANCY ANDERSEN

FIRST BANK AND TRUST COMPANY
35 NORTH BROCKWAY STREET
PALATINE, ILLINOIS 60067

Hereby releasing and waiving all rights and claims 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 James J. Thomas and Nancy A. Thomas, 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 \$11,300.00 plus interest at the rate of 8% due on or before July 25, 1974. It is intended that this instrument shall also be security for a period of five years, on any extensions or renewals of said loan and any additional advances up to total amount of \$11,300.00....

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, and 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 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 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 if 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 compiling abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the Grantor; and the full 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 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 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 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 the 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 hands and seal of the Grantor on this 25th day of May, 1974

x James J. Thomas (SEAL)
x Nancy A. Thomas (SEAL)

22 780 579

UNOFFICIAL COPY

RECORDS OF DEEDS
COOK COUNTY ILLINOIS

1974 JUL 12 AM 10 14
JUL-12-74 851109 • 22780579 - A -- Rec 5.10

STATE OF Illinois }
COUNTY OF Cook } ss.

I, June M. Zminda, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Thommes and Nancy A. Thommes

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 homestead.

and notarial seal this 25th day of May 1974



June M. Zminda
Notary Public

5001 MAIL

22780579

BOX No. _____
SECOND MORTGAGE.
Trust Deed
James J. Thommes and
Nancy A. Thommes
TO
First Bank & Trust Company



First Bank & Trust Co.
35 N. Broadway
Palatine, Illinois 60067
Comm'l Loan Dept.
60067

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT