

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2729  
JANUARY, 1968 787 646

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That William Leonardis Jr. and wife Darlene V.  
(hereinafter called the Grantor), of the village of Streamwood County of Cook  
and State of Illinois, for and in consideration of the sum of  
SEVEN THOUSAND SEVEN HUNDRED FORTY FIVE AND 40/100 Dollars  
in hand paid, CONVEY AND WARRANT to Robert Thomas & Associates  
of the village of Elk Grove 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 every thing appurtenant thereto; together with all rents, issues and profits of said premises, situated in the village  
of Streamwood County of Cook and State of Illinois, to-wit:

Lot 305 in Woodland Heights Unit #7, a subdivision in the  
Southeast 1/4 of sections 25 & 26, Township 41 North, Range 9,  
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.  
IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor William Leonardis Jr. and wife Darlene V.  
justly indebted upon their promissory note bearing even date herewith, payable

Sixty payments of \$129.09 starting August 5, 1974 and  
ending July 5, 1979.

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) the 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 Mortgagees or Trustees until the indebtedness is fully paid; (6) 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  
grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or prepay 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 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 fore-  
closure hereof—including reasonable attorney's fees (fourty) for documentary evidence, stenographer's charges, cost of procuring or com-  
pleting 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 suits 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 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 rights 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 or removal from said Cook County of the grantee, or of his resignation,  
refusal or failure to act, then Recorder of deeds 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 charges.

Witness the hand and seal of the Grantor, this 25th day of June, 19 74

William Leonardis Jr. (SEAL)  
Darlene Leonardis (SEAL)

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1974 JUL 19 AM 10 28

RECORDED OF DEEDS  
COOK COUNTY ILLINOIS

1974 JUL 19 AM 10 28

JUL-19-74 834779 • 22787646 • A — Rec 5.10

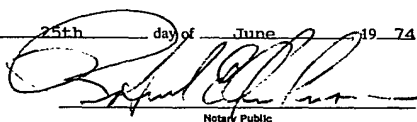
STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Robert E. Anderson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Leonardis Jr. and wife Darlene V.

personally known to me to be the same persons whose name/s 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 the right of homestead.

Given under my hand and notarial seal this 25th day of June 19 74

(Impress Seal Here)

  
Notary Public

Commission Expires 11-10-74

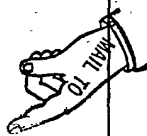
Prepared by: Robert E. Anderson  
225 N. Arlington Heights Rd.  
Elk Grove, Illinois 60007



22787646

BOX No.  
SECOND MORTGAGE  
**Trust Deed**

TO  
ROBERT THOMAS & ASSOCIATES  
225 N. Arlington Heights Rd.  
Elk Grove, Illinois 60007



GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT