

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

22 840 569

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Joseph Buckley and Patricia Buckley,
his wife
hereinafter called the Grantors, of the Town of Park Ridge County of Cook
and State of Illinois for and in consideration of the sum of fourteen thousand dollars
(\$14,000.00) and other good and valuable consideration
have hereunto hand paid, CONVEYED AND WARRANTED to Eugene Nameth and Rita Nameth, his wife
of the City 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 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 Town
of Park Ridge County of Cook and State of Illinois, to-wit:

**Lot 52 (offly-two) In Feuerborn and Klede's Home Ridge
Subdivision of part of Lot 3, in Cristian Grupe's Sub-
division in the southeast Quarter (1/4) of Section 27,
Township 41 North, Range 12 East of Third Principal Meridian.**

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 Joseph Buckley and Patricia Buckley, his wife
justly indebted upon one principal promissory note bearing even date herewith, payable
April 19, 1984

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of July in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after the date of 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 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 on any 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 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 grantor or of his resignation, refusal or failure to act, then their 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 29 day of AUGUST, 19 74

Document prepared by
Louis A. Bianchi
540 Devonshire Lane
Crystal Lake, Illinois

Joseph Buckley (SEAL)
Patricia Buckley (SEAL)

22 840 569

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Louis A. Bianchi, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Buckley and Patricia Buckley, 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 the right of homestead.

_____ day of AUGUST, 1974.
Louis A. Bianchi
Notary Public
February 1970



Shirley H. Cole

RECORDER OF DEEDS
COOK COUNTY ILL. 60601

1974 SEP 9 AM 9 07 22840569 - A - Rec 5.10
SEP--9-74 8 6 0 6 9

5⁰⁰ MAIL

BOX No. _____
SECOND MORTGAGE
Trust Deed
Joseph Buckley and
Patricia Buckley, his wife
TO
Eugene Nameth and
Rita Nameth, his wife

SEND TO: LOUIS A. BIANCHI
540 Devonshire Lane
Crystal Lake, Illinois

22840569
GEORGE E. COLES
LEGAL FORMS



IF RECORDED DOCUMENT