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TRUST DEED SECOND MORTGAGE FORM (Illinois)

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thereinafter called the (frantor), of 1100 Knight Road Park Ridge, 111inois	
(No and Street) (City) (State)	١.
to and in consideration of the sum of Six thougand six hundred ninety-one & 20/100xx Dellar- in hand paid, CONVEY 5 AND WARRANTS to John Modaff of South Grove Avenue Elgin, Illinois	į
(No and Street) (Gity) (State)	
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 appuratus and fixtures, and everything appuratement thereto, together with all rents, issues and profits of said premises, situated in the City Park_Ridge County of Gook and State of Illinois, to wit	
Lots 4 and 5 in Block 16 in Hurlbert Devonshire Terrace, a subdivision in the southwest 1/4 of Section 34 and 35, Township 4., N, Range 12, E, of the third principal meridian in the City Park Ridge, Cook County, Illinois.	
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dereby releasing and waiving all rights unoc, ar by virtue of the homestead exemption laws of the State of Illinois	
In Trust, nevertheless, for the purpose of .ec aring performance of the covenants and agreements herein.	
WHEREAS, The Grantor Thomas Mcraar and Shirley Morgan, his wife	
ustly indebted upon said principal promissory note bearing even date herewith, payable	
Payable to: The First National Bank of Elgin, 6 South Grove Ave-	
nue, Elgin, Illinois, in 60 acathly installments of \$111.52	
each beginning on December 4 1974.	
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(3)	
THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and it ite st thereon, as herein and in said note or ottes provided, or according to any agreement extending time of payment, (2) to pay prior to the street and of June in each year, all taxes in discussional said premises, and on demand to exhibit receipts therefor; (3) within 1,7 (ays after destruction or damage to build or restore all buildings or improvements on said premises that may have been destroyeth; data at (4) that waste to said premises that may have been destroyeth; data at (4) that waste to said premises that may have been destroyeth; data at (4) that waste to said premises hall not be committed or suffered; (3) to keep all buildings now or at any time on said premise insure; in c manners to be selected by the nattee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, this loss clause attached payable first, to the first Trustee or Mortgagee, and, second to the Trustee he, at as their interests may appear, high noise loss of the trustee that the said Mortgagees or Trustees until 105 The before failure, and (4) to no avail prior incur-	
rances and the interest thereon, at the time or times when the same shall become due and navable	∾
IN THE EVENT of failure so to insure, or pay taxes or assessments, or magnify incumbrances or the init est itereon when due, the antee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or disc. "ge or product as a many and an analysis of the said	~
n or use ancoung said premises or pay all prior incumorances and the interest thereon from time to time; and all v_ney(s) paid, the rantor agrees to repay immediately without demand, and the same with different thereon from the date of paymen at sevel per cent	888
IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said-indebtedness, including for any all interest, shall, at the option of the legal holder thereof, without notice, become igmediately due and payable, and with crest creen from time of such breach at seven per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law or with the	8 448
me as if all of said indebtedness had then matured by express terms. It is Agreed by the Grantor that all expenses and disbuttements paid or incurred in behalf of plaintiff in connection with the face.	ΩŌ
soure hereof—including reasonable attorney's fees, onflays for documentary evidence, stenographer's charges, cost of procuring or ometing abstract showing the whole title of said prentises embracing foreclosure decree—shall be paid by the Grantor: and the the peases and disbursements, occasioned by any suit or proceeding wherein the granter or any holder, of any part of said indebtedness, as the many be a party, shall also be paid by the Grantor. All such expenses and disbursements shall be an additional lien upon said premises, all be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether detections including attorney's feet have been entered or not, shall who be dismissed, nor release hereof given, until all such expenses and disbursements, and tools of suit, including attorney's feet have been and. The Grantor for the Grantor and for he heirs, executors, administrators and igns of the Grantor waives all right-to the possession of, and income from, said premises pending such foreclosure proceedings, and rees that upon the filing of any complisint to foreclose this Trust Deed, the court in which such explaint is filed, may at once and with-thouse to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises the power to collect the rents, safes and norits of the said oremises.	5
all be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether de	P
te of sale shall have been entered or not, shall upt be dismissed, nor release hereof given, until all such expenses and disbursements, and by toosts of suit, including attoiney's feet have been paid. The Grantor for the Grantor and for the beirs, executors, administrators and	
igns of the Grantor waives all right-in the possession of, and income from, said premises pending such foreclosure proceedings, and	
t notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises	
th power to collect the rents, issue, and profits of the said premises. The name of a record owner is: John Modaff	
In the Event of the death or removal from said Kane County of the grantee, or of his resignation,	
usal or failure to act then Douglas C. Johnson of said County is hereby appointed to be	
t successor in this that and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are formed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.	
Witness the hand g and seal g of the Grantor this day of OCTOBER 1974	
his instrument prepared by Arms & Mryle (SEAL)	
ynn Lauder, First National	
ank of Elgin Shuley a. Morgan (SEAL)	
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COUNTY OF ARAB. [1. Cheryl Babe! Size offorced, DO HEREFY CERTIFY that Thanks Morgan and Shirley Morgan, his wife presently known to me to be the same person of whose name \$ afe sub-critical on the foregoing instances. Appeared force are the day in person and Educational than they speed solid and delivered the said delivered the said and solid and an accordance of the five said solid and delivered and waters (Fe graph of homescald). Cheey and five hard and accordanced that they speed solid and delivered the said and solid and	4	, ! •		キャ バルー場面 ** 50°	polygia i galagia (ng. 1676 at 1646) par k	NO DEPOSIT A TOTAL		4 4 11* -	Ę		-
Commerce Name IChargy Bakez Sure doorsand, DO HEREBY CERTIFY that Thomas Horgan and Shirley Morgan, his wife presently known to me to be the ways genon 5 whose name 5 are subscribed to the foregoing motimum, specied before me this day in previous and Alexanderlyad that they speed wided and deloved the said subscript to right of home-wand Givenish in hand and natural seal time. 19th day of October 19 74 JAMES Locket May 19 59 TA UCI 25 MA 9 59 PERORDED DOCUMENT.	,			`,			ſ				
Commerce Name IChary L Bakez. Site docessed, DO HEREBY CERTIFY that Thomas Horgan and Shirley Morgan, his wife Principal known to me to be the wage percon 5 whose name 5 876 wherehed to the foregoing moternment, repeated before me they day in press and Ekam-belog that they vaped world and delivered the said soldered in the hand and undertal well then. 1974. Givening it may be done and an undertal well the. 1974. January Rocket May Coctober 19 74	i.			•			,		e j	4	1
County or Name 1Chary L Bakez	- i				•	•		4	j		
State adoresand, DO HEREBY CERTIFY that Thomas Morgan and Shirtley Morgan, his wife personal Morgan to the five super person 8 whose name 5 8.50 valuestried to the freezoning entrances. Append before me this day in person and Ekonomicing that they speed exacted and delivered the sand assemble to the five right of homestead. Green good in what and nutural seal this. 19th. day of October 19.74 June 19th Cacket Income was the same of t	200		STATE OF_	_ Illinois				1	, ,	.	
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