

TRUST DEED
SECOND MORTGAGE FORM Illinois

FORM No 2202
JULY 1973

22 935 500

GEORGE E. COLE
LEGAL FORMS

THIS INSTRUMENT WITNESSETH that Keith A. Bass and Lynn L. Bass, His Wife and Henry J. Bochmann and Verna C. Bochmann, His Wife, as Joint Tenants hereinafter called the Grantors of 3421 Laurel Lane, Hazelcrest, Illinois, for and in consideration of the sum of Seven Thousand Twenty and no/100 (\$7,020.00) in hand paid CONVEY AND WARRANTS to Rosemary Dawson, Trustee of 1535 Halsted Street, Chicago Heights, Illinois and to his successors in trust herein named for the purpose of securing performance of the covenants and agreements herein in the following described real estate with the improvements thereon including all heating air conditioning gas and plumbing appliances and fixtures and everything appurtenant thereto together with all rents issues and profits of said premises situated in the Village of Hazelcrest, County of Cook and State of Illinois to-wit:

Lot 441 in Hazelcrest Highlands, 2nd Addition, being a Subdivision of Part of the North East 1/4 and Part of the South East 1/4 of Section 21, Township 4 North, Range 7 East of the Third Principal Meridian, of Cook County, Illinois

Hereby releasing and waiving all rights under and by virtue of the homestead exemption of the State of Illinois in this Trust nevertheless for the purpose of securing performance of the covenants and agreements herein as hereinbefore stated. WHEREAS the Grantors Keith A. Bass and Lynn L. Bass, His Wife and Henry J. Bochmann and Verna C. Bochmann, His Wife, as Joint Tenants

to the State Loan Company of Chicago Heights, Inc. - 1535 Halsted Street - Chicago Heights, Illinois as follows: in Sixty (60) successive and consecutive monthly installments in the amount of One Hundred Seventeen and no/100 Dollars (\$117.00) commencing on the 14th day of January, 1975 and on the fourteenth day of each month thereafter ending on the 10th day of December, 1975 or until the total amount of Seven Thousand Twenty and no/100 (\$7,020.00) Dollars is paid in full.

THE GRANTOR covenants and agrees as follows: I pay said indebtedness and the interest thereon as herein and in said notes provided according to any agreement extending time of payment or to pay prior to the 10th day of June of each year all taxes and assessments against said premises and on demand to exhibit receipts therefor within thirty days after destruction or damage to, or to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged or that waste to said premises shall not be committed or suffered 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 to the first Trustee or Mortgagee and secured by the Trustee herein as their interests may appear which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid 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 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 compiling 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 de facto or de jure 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 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.

The name of a record owner is Keith A. Bass and Lynn L. Bass, His Wife and Henry J. Bochmann and Verna C. Bochmann, His Wife, as Joint Tenants.

IN THE EVENT of the death or removal from said County of Cook of the grantee or of his resignation, Charles W. Shanks 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 hand and seal of the Grantor S. this 10th day of December 19 74

THIS DOCUMENT PREPARED BY:
Linda A. Mulder
State Loan Company of
Chicago Heights, Inc.
1535 Halsted Street
Chicago Heights, Illinois
60411

Keith A. Bass (SEAL)
Lynn L. Bass (SEAL)
Henry J. Bochmann (SEAL)
Verna C. Bochmann (SEAL)

22 935 500

STATE OF ILLINOIS
COUNTY OF WILL

I, ALLAN B. DAWSON, a Notary Public in and for said County in the State of Illinois DO HEREBY CERTIFY that KEITH A. BASS AND LYNN L. BASS, HIS WIFE & HENRY J. BOCHMANN AND VERNA C. BOCHMANN, HIS WIFE, AS JOINT TENANTS personally know to me to be the same persons whose names ARE appeared before me this day as persons and who acknowledged to me this instrument as THEIR true and voluntary act for the use and purpose of a waiver of the right of homestead.



Allan B. Dawson
Notary Public

Commission Expires October 11, 1977

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BOX No
SECOND MORTGAGE
Trust Deed
KEITH A. BASS AND
LYNN L. BASS, HIS WIFE AND
HENRY J. BOCHMANN AND
VERNA C. BOCHMANN, HIS WIFE AS
JOINT TENANTS
ROSEMARY DAWSON, TRUSTEE

AFTER RECORDING PLEASE RETURN TO:
STATE LOAN COMPANY OF
CHICAGO HEIGHTS, INC.
1535 Halsted Street
Chicago Heights, Illinois 60440



GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT