

22 332 066

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 NW

This Indenture, WITNESSETH, That the Grantors... EDWARD J. MC FADDEN and CAROLE S. MC FADDEN, his wife

of the City of Park Ridge County of Cook and State of Illinois for and in consideration of the sum of Sixty-two Hundred Seventy-six & 01/100 Dollars in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee of the City of Chicago 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, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City of Park Ridge County of Cook and State of Illinois, to-wit: Lot 22 in Block 6 in Walter E. Gogolinski's Park Ridge Heights, a Subdivision of the South 1/4 of the North West 1/4 of the South West 1/4 of Section 36, Township 41 North, Range 12, 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 Grantors EDWARD J. MC FADDEN and CAROLE S. MC FADDEN, his wife justly indebted upon their principal promissory note bearing even date herewith, payable NORTHWEST NATIONAL BANK OF CHGO., for the sum of Sixty-two Hundred Seventy-six & 01/100 Dollars (6276.01) payable in 59 successive monthly instalments each of \$104.61 except the final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 1st day of July 1973, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR... covenant and agree... as follows: (1) To pay said indebtedness, and interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June of 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 household or other 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 on a lease as 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 kept 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 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 pay 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 the date 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 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 complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, costs of procuring or completing letters, allowing the whole title of said premises embracing foreclosure decree shall be paid by the grantor, and the like expenses and disbursements, or allowed 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 a release hereof given, until such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or any party claiming under said grantor, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the said premises.

IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act as trustee, August G. Merkel 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 Mayor of Cook County is hereby appointed to be 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 this 15th day of May A. D. 1973. Edward J. Mc Fadden (SEAL) Carole S. Mc Fadden (SEAL)


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State of Illinois }  
County of Cook } ss.

I, \_\_\_\_\_  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
EDWARD J. MC FADDEN and CAROLE S. MC FADDEN, 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.

Given under my hand and Notarial Seal, this 15th  
day of May A. D. 1973

*Raven*  


Property of Cook County Clerk's Office

*Shirley R. Clark*  
MAY 21 AM 11 07  
MAY-21-73 629384 • 22332066 • AG - Rec

RECORDED BY DEEDS  
COOK COUNTY ILLINOIS  
5.00

5.00

Box No. 246  
SECOND MORTGAGE  
**Trust Deed**  
EDWARD J. MC FADDEN and  
CAROLE S. MC FADDEN, his wife  
TO  
JOSEPH DEZONNA, Trustee

NORTHWEST NATIONAL BANK  
OF CHICAGO  
CONSUMER CREDIT DEPT.  
1373 N. MILWAUKEE AVE.  
CHICAGO, ILLINOIS 60641

55 335 OPP

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END OF RECORDED DOCUMENT