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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

23 410 634

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Joseph T. McGrath and Catalina McGrath, his wife
(hereinafter called the Grantor), of the City of Chicago County of Cook
and State of Illinois, for and in consideration of the sum of
Five-thousand-one-hundred-and-no/100 (5100.00) Dollars
in hand paid to COVEY AND WARRANT to John H. Thode
of the Village of Homewood 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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the
County of _____ and State of Illinois, to-wit:

Lot 20 in Block 4 in William E. Harmon's Beverly Hills
Addition being Subdivision in the Southwest quarter of
section 7 township 37 north, range 14 east of the third
principal meridian in Cook County, Illinois.

PREPARED BY:
NAME Evergreen Plaza Bank
960 S. Dearborn
Chicago, Illinois

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
in favor, nevertheless, for the purpose of securing performance of the covenants and agreements herein
WHEREAS, The Grantor Joseph T. McGrath and Catalina McGrath, his wife
justly indebted upon their principal promissory note bearing even date herewith, p

to the order of Evergreen Plaza Bank, Evergreen Park, Illinois
the sum of Five-thousand-one-hundred-and-no/100 (5100.00) Dollars,
with the total sum due the 30th of February, 1976.

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 completion or damage to
rebuild or restore all 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
grantor 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 interest may appear,
which policies shall be left and remain with the said Mortgagee or Trustee 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 be due and payable
If the Trustor fails to pay any of the taxes or assessments, or the prior incumbrances or the interest thereon when due, the
grantor or the holder of said indebtedness, may procure such insurance, pay such taxes or assessments, or discharge or purchase any as-
signment of title affecting said premises or pay all prior incumbrances and 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 and agreements the whole of said indebtedness, including principal and ac-
crued 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, costs for documentary evidence, stenographer's charges, cost of printing or com-
pleting abstract showing the whole title of said premises containing foreclosure decree, shall be paid by the Grantor, and the title
expenses and disbursements, as assumed by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, or
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 of possession of and easement from, said premises pending such foreclosure proceedings, and
agrees that upon the filing of any suit 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 of the Grantor, Cook County of the grantor, or of his resignation,
infancy or failure to act, the Richard J. Brennan of said County is hereby appointed to be
the successor in the trust, and if for any reason the said first trustee shall be unable to act, the person who shall then be the acting Trustee
of the trust, or the person who shall be appointed to be second successor in the 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 24th day of November, 1975

PREPARED BY:
Barbara A. Spanos
Evergreen Plaza Bank
Evergreen Park, Illinois

Joseph T. McGrath (SEAL)
Catalina McGrath (SEAL)

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STATE OF Illinois

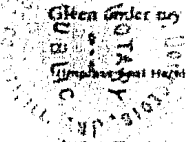
COUNTY OF Cook

ss.

I, Edward J. Bourgeois Jr., a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph T. McGrath and Catalina McGrath

personally known to me to be the same person^s whose name^s are subscribed to the foregoing instrument, appeared before me this 4th 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 4th day of December, 1975.



Edward J. Bourgeois Jr.
Notary Public

Commission Expires 12-31-77

10.00

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SECOND MORTGAGE
Trust Deed



GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT