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TRUST DEED-SECOND MORTGAGE FORM (ILLINOIS) NO 2202

SEC 8 COLS 8, CO CHICAGO LEGAL BLANKS

23 444 720

This Indenture, WITNESSETH, That the Grantor Wayne S. Martin and wife
Mary Ann Martin, Joint Tenancy

of the Village of Schaumburg County of Cook and State of Illinois
for and in consideration of the sum of Sixteen Thousand Five Hundred Fourteen and 64/100 Dollars
in hand paid, CONVEY AND WARRANT, to American Finance Corp of Illinois/Grover Thomas Agent
of the Village of Westmont County of DuPage 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 appur-
tenances and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the Village of Schaumburg County of Cook and State of Illinois, to-wit:
Lot 16 in Block 1 in Churchhill Unit #1 being a subdivision of part of the
Part 1/2 of the Southeast 1/4 of Section 9, Township 41 North, Range 10, East
of the Third Principal Meridian in Schaumburg Township in Cook County, Ill
according to the plat thereof recorded May 3, 1967 as Doc. # 20126799

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 Wayne S. Martin and wife Mary Ann Martin, Joint tenancy
justly indebted upon their principal promissory note bearing even date herewith, payable
to AMERICAN FINANCE CORP OF ILLINOIS 655 N. Cass, Westmont, Illinois 60559
the total sum of Sixteen thousand five hundred Fourteen and 64/100 (\$16,514.64)
payable in Seventy Two (72) monthly installments of Two Hundred Twenty nine
Dollars and 37/100 cents each with the first installment due on May 5th, 1976
and the final installment, if not paid sooner on April 5th, 1986.

THIS INSTRUMENT IS A SECOND MORTGAGE

The Grantor, by covenant, do and agree as follows: (1) To pay said indebtedness with interest thereon, as hereinafter in said notes provided, or according to any agreement extending time of payment; (2) To pay prior to the first anniversary of each year, all taxes and non-tax levies against said premises which are assessed to said premises; (3) To pay to the first mortgagee, within sixty days after destruction, fire, theft or other cause, the cost of rebuilding or restoring all buildings or improvements on said premises which have been destroyed or damaged; (4) That grants to said premises shall not be subject to any lien or other charge suffered; (5) To keep all buildings, now or at any time on said premises, insured in compliance to be selected by the grantor herein, who is hereby authorized to place such insurance in compliance with the holder of the first mortgage indebtedness, with benefits attached payable first, to the first mortgagee, 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 premiums, assessments, and the interest thereon, at the time or times when the same shall become due; (7) In the event of failure to insure, or pay taxes or assessments, or the non-payment of the indebtedness or the interest thereon when due, the grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or the same as aforesaid, at the grantor's expense, and the grantor shall immediately reimburse and the grantor shall pay the interest thereon from time to time, and the grantor shall be liable to pay the same as aforesaid, and the same with interest thereon from the date of payment at once, or as aforesaid, shall be as such additional indebtedness incurred hereby; (8) In the event of a breach of any of the aforesaid covenants, or as aforesaid, the sum of said indebtedness, including principal and all interest, shall at the option of the legal holder thereof, be immediately due and payable, and with interest thereon from time of such breach, at the rate of percent per annum, shall be recoverable by foreclosure in law, or by suit at law, or both, the same as if all of said indebtedness had the maturity of aforesaid terms; (9) It is covenanted by the grantor that all expenses, including reasonable attorney's fees, incurred in connection with the foreclosure of the mortgage or the enforcement of any of the covenants herein, shall be paid by the grantor, and the fee or costs and disbursements, incurred by any suit or proceeding wherein the grantor or any holder of said indebtedness, as such, may be a party, shall also be paid by the grantor; (10) All such expenses and disbursements shall be an additional lien in favor of the holder of said indebtedness, and shall be included in any decree that may be rendered in such foreclosure proceedings, which decree, whether by judgment or otherwise, shall be a lien in favor of the holder of said indebtedness, until all such expenses and disbursements, and the costs of suit, including reasonable attorney's fees, have been paid; (11) The grantor, the said grantor and the heirs, executors, administrators and assigns of said grantor, do hereby irrevocably and exclusively authorize the holder of said indebtedness, and agree that the holder of said indebtedness shall have the right to file a bill in the court in which such bill is filed, may at once and without notice to the said grantor, or to any party claiming under said 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 OR ABSENCE FROM SAID DuPage County of the grantor, or of his refusal or failure to do so, then American Finance Corp of Illinois of said County is hereby appointed to be first successor in this trust, and if for any reason said first successor fails or refuses to act, the person who shall then be the acting Receiver of Bonds of said County is hereby appointed to be second successor in this 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 30th day of March A. D. 19 76

Wayne S. Martin (SEAL)
Mary Ann Martin (SEAL)

(SEAL)
(SEAL)
(SEAL)
(SEAL)

23 444 720

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State of Illinois }
County of DuPage }

I, Barbara A. Cieslak
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
Wayne S. Martin and Mary Ann Martin, his wife

personally known to me to be the same person 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 5th
day of April A. D. 19 76

Barbara A. Cieslak
Barbara A. Cieslak Notary Public.

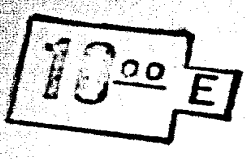


NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES MAR. 17, 1979
ISSUED BY ILLINOIS NOTARY ASSOC.

Shirley Wilson
1976 APR 8 PM 1 12

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

APR-8-76 16 2 15 • 23444720 • A — Rec 10.00



JUST
APR 8 1976
23444720

Box 40

SECOND MORTGAGE

Trust Deed

Wayne S. Martin and Mary Ann Martin
his wife, in joint tenancy
929 Canterbury Dr.
Schaumburg, Illinois

American Finance Corp of Illinois
655 N. Cass
Chicago, Illinois 60659

This document was prepared by

Shirley Wilson

American Finance Corporation of Ill.
655 N. Cass
Chicago, Illinois 60659

GEORGE COLE COUNTY

END OF RECORDED DOCUMENT