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TRUST DEED SECOND MORTGAGE FORM (Illinois) **23 504 280** FORM No. 2202 JULY, 1973

4761
GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That **ROBERT W. PITTS AND DOLORES N. PITTS, his wife,**

hereinafter called the Grantor), of **2305 Sigwalt,** **Rolling Meadows,** **Illinois**
(No. and Street) (City) (State)

for and in consideration of the sum of **Twenty Thousand Four Hundred Ninety-Eight and 40/100ths** Dollars
in hand paid, CONVEY AND WARRANT to **Mayrine Frohne**
of **100 W. Palatine Rd.,** **Palatine,** **Illinois**
(No. and Street) (City) (State)

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following describe 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 **City**
of **Rolling Meadows** County of **Cook** and State of Illinois, to-wit:

Lot 117 in Rolling Meadows Unit No. 1 being a subdivision of part of the South half of Section 23 and part of the North half of Section 36 all in Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois.

10-00

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 **S Robert W. Pitts and Dolores N. Pitts, his wife,**
justly indebted upon **one** principal promissory note bearing even date herewith, payable

in 180 successive monthly installments commencing on the 9th day of July, 1976 and on the same date of each month thereafter, all except the last installment to be in the amount of \$113.88 each and said last installment to be the entire unpaid balance of said sum. It is intended that this instrument shall also secure for a period of fifteen years, any extensions or renewals of said loan and any additional advances up to a total amount of Twenty Thousand Four Hundred Ninety-Eight and 40/100ths Dollars****

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 thirty days after destruction 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 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 *first*, to the first Trustee or Mortgagee, and, secondly, to the Trustee herein; and their interests 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 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 pay such 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, and the interest thereon, 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, delays for documentary evidence, stenographer's charges, cost of procuring or completing 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 decree 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 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 without 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 or person **Robert W. Pitts and Dolores N. Pitts,**
IN THE EVENT of the death or removal from said **Cook** County of the grantee, or of his resignation, refusal or failure to act, then **Joseph P. O'Connor** 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 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 this **27th** day of **May**, 19 **76**.

THIS DOCUMENT PREPARED BY:

PALATINE SAVINGS & LOAN ASSN.

100 West Palatine Road
Palatine, Illinois 60067

Robert W. Pitts (SEAL)
Dolores N. Pitts (SEAL)

605680

23 504 280

BOX 52

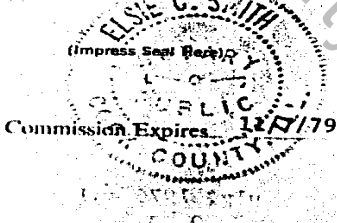
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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Elsie C. Smith, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert W. Pitts and Dolores N. Pitts, 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 nonclaim.

Given under my hand and notarial seal this 27th day of May 1976.



Elsie C. Smith
Notary Public

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN 1 12 51 PM '76

Robert W. Pitts
Notary Public

*23504280

BOX No

SECOND MORTGAGE
Trust Deed

TO

MAILED

PALATINE SAVINGS & LOAN ASSOCIATION
100 West Palatine Road
P.O. Box 159
Palatine, Illinois 60067

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT