

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JULY, 1973

23 532 649

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Nolen L. Miller and Delores G. Miller, his wife-----

hereinafter called the Grantor), of 408 E. Armitage Ave., Northlake Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Forty Seven Thousand Nine Hundred Sixty Two & 80/100-- Dollars
in hand paid, CONVEY AND WARRANT to THE NORTHLAKE BANK-----
of 26 W. North Ave., Northlake 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 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 City
of Northlake County of Cook and State of Illinois, to-wit:-----

Lot 32 in Block 2 in William Haber Development Subdivision of South 20
acres (except East 220 feet West Line of Mannheim Rd.,) of East
half of the Northeast Quarter of Section 32, Township 40 North, Range
12, East of the Third Principal Meridian.-----

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 Nolen L. Miller and Delores G. Miller, his wife-----
justly indebted upon their \$47,962.80----- principal promissory note bearing even date herewith, payable
-----\$399.69 on the first day of August, A.D. 1976; \$399.69
on the first day of each and every month thereafter for one
hundred eighteen (118) months, and a final payment of \$399.69
on the first day of July, A.D. 1986.-----

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 destruction or damage to
rebuild or restore all buildings, or improvements on said premises that may have been destroyed or damaged; (4) to 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 second, to the Trustee herein as their interests may appear,
which policies shall be left and remain with the said Mortgagees or Trustees 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 become due and payable.

IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest hereon 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 tax
lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all monies 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 fore-
closure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or com-
pleting abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the Grantor; and the li-
abilities 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-
creed 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 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: Nolen L. Miller and Delores G. Miller, his wife-----

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 The Chicago Title Insurance Company----- 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, S and seal, of the Grantor, S, this eighteenth day of June, 19 76--

Nolen L. Miller (SEAL)

Delores G. Miller (SEAL)

"This instrument was prepared by"
Gaza E. Cooke THE NORTHLAKE BANK
26 W. North Ave.,
Northlake, IL 60164

23 532 649

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JUN 24 1976

RECORDED IN PUBLIC
COOK COUNTY ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK

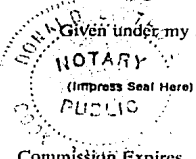
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ss.

10.0

I, ---Donald L. Thode---, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nolen L. Miller and Delores G. Miller, 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 the 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 official seal this eighteenth day of June, 19 76.



[Signature]
Notary Public

Commission Expires Sept. 17, 1978



BOX No.	SECOND MORTGAGE Trust Deed
NOLEN L. MILLER and DELORES G. MILLER, his wife	
TO	
THE NORTHLAKE BANK	
26 W. North Avenue Northlake, Illinois 60164	

23532649
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT