

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

23 756 089

11.5199
GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That ROBERT O. BRICKMAN AND GAIL W. BRICKMAN, his wife

hereinafter called the Grantor), of 1025 Gladish Ln., Glenview, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Thirteen Thousand One Hundred Twenty-Nine and 80/100ths Dollars
in hand paid, CONVEY AND WARRANT to Mayrine Frohne
100 West Palatine Rd., Palatine, Illinois
(No. and Street) (City) (State)

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 Village
of Glenview County of Cook and State of Illinois, to-wit:

Lot 20 in First Addition to Immanuel Church Park Extension, a Subdivision of the
South 330 feet of the East 330 feet of the South West quarter of the North West
quarter of Section 34, Township 42 North, Range 12 East of the Third Principal
Meridian in Cook County, Illinois.

Hereby releasing and waiving all rights under any or 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 Robert O. Brickman and Gail W. Brickman, his wife
one principal promissory note bearing even date herewith, payable
justly indebted upon

in 60 successive monthly installments commencing on the 19th day of January, 1977,
and on the same date of each month thereafter, all except the last installment to be
in the amount of \$218.83 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 five years, any extensions or renewals of said loan and any additional
advances up to a total amount of Thirteen Thousand One Hundred Twenty-Nine and
80/100ths 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 when due 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) 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, second, to the Trustee hereinafter; (6) to pay all prior incumbrances,
and the interest thereon, at the time or times when the same shall become due and payable.

IS THE TRUST 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 tax
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 repay immediately without demand, and the same with interest thereon from the date of payment at eight per cent
per annum shall be so much additional indebtedness secured hereby.

IS THE EVENT of a breach of any of the aforesaid covenants or agreements the whole or said indebtedness, including principal and all
earned interest, shall, at the option of the legal holder thereof, become immediately due and payable and with interest
thereon from time of such breach at eight 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 recording or com-
pleting 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 de-
gree 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 Robert O. Brickman and Gail W. Brickman, his wife
Cook County of the grantee, or of his resignation,

IN THE EVENT of the death or removal from said Joseph P. O'Connor
refusal or failure to act, then 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 20th day of December 19 76.

Robert O. Brickman (SEAL)
Gail W. Brickman (SEAL)

This instrument was prepared by Margaret Kramer PALATINE SAVINGS & LOAN ASSOCIATION
(NAME AND ADDRESS) 100 West Palatine Road
P. O. Box 159
Palatine, Illinois 60067

23 756 089

1976 DEC 22 AM 9 53
10-22 10 30 15 10 * 2015 1000 A --- Rec 10.00

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Alma O. Krzeminski, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert O. Brickman and Gail W. Brickman, 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 22nd day of December, 19 76.



Alma O. Krzeminski
Notary Public

Property of Cook County Clerk's Office

237561550

BOX No.

SECOND MORTGAGE
Trust Deed

TO

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

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT