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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24525237

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That William J. Kramer and Eileen J. Kramer, his wife
(hereinafter called the Grantor), of 10507 South Springfield Chicago Illinois
(No. and Street) (City) (State)
for and in consideration of the sum of Twenty-four-thousand-three-hundred-sixty-eight-and-40/100 Dollars
in hand paid, CONVEY AND WARRANT to John H. Thode, trustee
of 1224 S. Dolphin Lake Drive Homewood 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 Chicago County of Cook and State of Illinois, to-wit:

address of property: 10507 S. Springfield

The south half of the north 2/3 of lot 70 (except the east 174ft. thereof)
in J. S. Hovland's subdivision of the J. S. Hovland's 103rd street sub-
division of the west half of the northwest quarter and the northeast
quarter of the northwest quarter of section 14 township 37 north, range
13 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 William J. Kramer and Eileen J. Kramer, his wife
justly indebted upon their principal promissory note bearing even date herewith, payable

to the order of Evergreen Plaza Bank, Evergreen Park, Illinois the
sum of Twenty-four-thousand-three-hundred-sixty-eight-and-40/100
(24,368.40) Dollars in 60 consecutive monthly installments as follows:
\$406.14 due on the 20th day of June, 1976 and a like sum due
on the 20th day of each and every month thereafter until this
note is fully paid.

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, 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; (6) to pay all prior incumbrances,
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 incumbrances,
and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure to so 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 interest thereon from the date of payment at eight 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 or 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 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, onlays 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 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 the decree that may be rendered in such foreclosure proceedings; which proceeding, whether de-
cree of sale shall have been entered upon, 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 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: William J. Kramer and Eileen Kramer, his wife

IN THE EVENT of death or removal from said Cook County of the grantee, or of his resignation,
refusal or failure to act, then Richard J. Brennan 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 S of the Grantor S this 3rd day of May, 19 78

X William J. Kramer (SEAL)
Eileen J. Kramer (SEAL)
Eileen L. Kramer

This instrument was prepared by Barbara A. Spanos Evergreen Plaza Bank, Evergreen Pk., Ill
(NAME AND ADDRESS)

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COOK COUNTY CLERK'S OFFICE

STATE OF Illinois

COUNTY OF Cook

JUL-10-78

SS. 60465

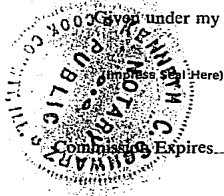
2452625

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10.00

I, Kenneth C. Schwarz, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that William J. Kramer and Eileen J. Kramer

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.



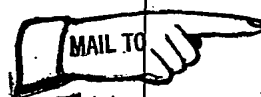
Given under my hand and notarial seal this 3rd day of May, 19 78

Kenneth C. Schwarz
Notary Public



BOX No. _____
SECOND MORTGAGE
Trust Deed

TO



GEORGE E. COLE®
LEGAL FORMS

NOT OF RECORDED DOCUMENT