

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

24 585 577

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Rosemary Ann Kelly  
 (hereinafter called the Grantor), of 5830 W 100th St Oak Lawn Ill  
 (No. and Street) (City) (State)  
 for and in consideration of the sum of Three-thousand-eight-hundred-seventy-eight-and-64/100 Dollars  
 in hand paid, CONVEY AND WARRANT to John H. Thode Trustee  
 of 1824 Dolphin Lake Drive Homewood Ill  
 (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 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 Oak Lawn County of Cook and State of Illinois, to-wit:

Address of Property: 5830 W 100th St Oak Lawn Ill  
 As on Document #20720843, except as on Document #23698535

The East Half (E $\frac{1}{2}$ ) of the South Half (S $\frac{1}{2}$ ) (measured on the South and East lot lines) Except the West 60 feet thereof of Lot two(2) in Block twenty-six (26) in Frederick H. Bartlett's Centralwood being a subdivision in the East half (E $\frac{1}{2}$ ) of Section 8, Township 37 North, Range 13, 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 Rosemary Ann Kelly principal promissory note bearing even date herewith, payable justly indebted upon their

to the order of Evergreen Plaza Bank, Evergreen Pk Illinois the sum of Three-thousand-eight-hundred-seventy-eight-and 64/100—\$3,878.64, in 36 consecutive monthly installments as follows; The amount of payment is \$107.74, due on the 20th of every month til 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 any 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 herein as interest 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 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 hereon.

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, or disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, orlays for documentary evidence, stenographer's charges, cost of procuring a closing abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the Grantor; also the filing expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness is a party, may be taxed as costs and included in a decree that may be rendered in such foreclosure proceedings; which proceeding, whether or not a 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 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: Rosemary Ann Kelly County of the grantee, or of his resignation, 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 the 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 handS and sealS of the GrantorS this 10 day of July 19 78

X Rosemary A Kelly (SEAL)  
 (SEAL)

This instrument was prepared by Karen Balsler, Evergreen Plaza Bank, Evergreen Pk Ill  
 (NAME AND ADDRESS)

A891901

24 585 577

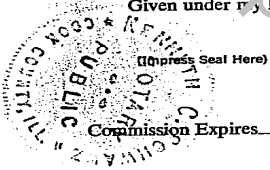
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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Kenneth C. Schwarz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosemary Ann Kelly

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 14 day of July, 1978



*Kenneth C. Schwarz*  
Notary Public

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
AUG 16 9 00 AM '78

*William R. Nelson*  
RECORDER OF DEEDS  
\*24585577

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
Trust Deed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
TO  
\_\_\_\_\_

Mail:  
Euryopen Plaza Bank  
9640 S. Western  
Euryopen Park, Ill 60642  
Box 533

GEORGE E. COLE  
LEGAL FURNISHER

INDEX OF RECORDED DOCUMENTS