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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24 622 447

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Virginia M. Harms

(hereinafter called the Grantor), of 709 W. Central Rd. B-5 Mt. Prospect, Ill. 60016
(No. and Street) (City) (State)

for and in consideration of the sum of SIX THOUSAND & 00/100 Dollars
in hand paid, CONVEY, SAND WARRANTS to UOP FEDERAL CREDIT UNION
of 10 UOP Plaza Des Plaines, Ill. 60016
(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 every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated in the Village
of Mt. Prospect County of Cook and State of Illinois, to-wit:

Unit 3B5 in Central Village Condominium, as delineated on plat of survey of all or portions of Lot 13 in Central Village, being a subdivision of part of the Northeast quarter(%) of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit E to Declaration of Condominium made by Mount Prospect State Bank, a corporation of Illinois, as Trustee under Trust agreement dated December 1, 1976, and known as Trust No. 615, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document no. 236757; together with a percentage of the common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amended Declarations are filed of record in the percentage set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration on file through the office of the Recorder of Deeds of Cook County, Illinois.

Hereby designating said premises as TYPE "B" TRUST and 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 Virginia M. Harms is justly indebted upon a principal promissory note bearing even date herewith, payable in one installment of \$47.65 on Sept. 19, 1978 and 259 consecutive installments of \$35.99 each, every 14 days thereafter until the total of \$6000.00 plus interest is paid in full.

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 by 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 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 charge 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.

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 on 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, outlays 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 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 owner is: Donald C. Born

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 Donald C. Born 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 7th day of Sept., 1978

Virginia M. Harms (SEAL)
(SEAL)

This instrument was prepared by Evelyn M. Costa 1811 W. Magnolia Ln. Mr. Prospect, Ill.
(NAME AND ADDRESS)

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STATE OF ILL.

COUNTY OF Cook

SEP-12-78

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I, Evelyn M. Costa, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Virginia M. Harms

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 7th day of Sept., 19 78.

(Impress Seal Here)

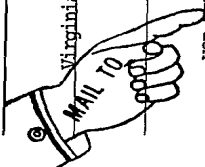
Evelyn M. Costa
Notary Public

Commission Expires 10/24/81

10.00 MAIL

BOX No.

SECOND MORTGAGE Trust Deed



Virginia M. Harms

TO

100 FEDERAL CREDIT UNION

10 DOE Plaza

Des Plaines, Ill. 60016

24622447

GEORGE E. COLF LEGAL FORMS

END OF RECORDED DOCUMENT