

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

24 656 640

This Indenture, WITNESSETH, That the Grantor S7 James V. Hunt and Gisela I. Hunt,
his wife,

of the Village of Wilmette County of Cook and State of Illinois
for and in consideration of the sum of _____ Dollars

in hand paid CONVEY AND WARRANT to James M. Hurwith
of the Village of Glenview County of Cook and State of Illinois
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, gas and plumbing appa-
ratus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the Village of Wilmette County of Cook and State of Illinois, to-wit:
Lot 15 in Block A in Pine Crest a subdivision of part of the North 1/2
of the South East 1/4 of the North West 1/4 of Section 33, Township 42 North,
Range 13 East of the Third Principal Meridian, a plat of which was
recorded August 18, 1925 as Document Number 9008803 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, S. James V. Hunt and Gisela I. Hunt
justly indebted upon _____ principal promissory note bearing even date herewith, payable
on demand in the amount of \$20,000 plus interest at the rate of
prime plus 1 1/2% with payments due quarterly in the amount of
\$1,000.00 plus interest.

THIS IS A JUNIOR MORTGAGE ON THE ABOVE REAL ESTATE

THE GRANTOR S covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said 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 payable on 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 and improvements on said premises
insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies to be established 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 let and remain with the said Mortgagee or Trustee 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
the same with interest thereon from the date of payment at seven per cent. per annum, shall be no such 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 complainant in connection with the foreclosure hereof,
including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole
of said premises embracing foreclosure decree shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or pro-
ceeding 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
proceeding which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor and for the heirs, executors, administrators
and assigns of said grantor, severally, all right to the possession of and income from, said premises pending such foreclosure proceedings, and agrees that
upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, assign to any party
claiming under said 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.

IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then
Chicago Title and Trust 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 and seal of the grantor this 22nd day of September A. D. 1978

James V. Hunt (SEAL)
James V. Hunt

Gisela I. Hunt (SEAL)
Gisela I. Hunt (SEAL)

A 893149

THIS DOCUMENT WAS PREPARED BY
DORIS J. LUDWIG, VICE PRESIDENT
THE FIRST TRUST & SAVINGS BANK
1301 Washington Road
Glenview, Illinois 60025 (724-9100)

24 656 640

State of Illinois } ss.
County of Lake

I, Barry J. Litberg
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JAMES V. HUNT AND GISELA T. HUNT



personally known to me to be the same persons whose names 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 September A. D. 1978

[Signature]
Notary Public.
6-20-79

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JCT 4 '78 12 25 PM

[Signature]
RECORDING CLERK

*24856640

Box No. _____
SECOND MORTGAGE
Trust Deed

_____ TO _____

Mailed to:
First Trust Savings Bank
of Glenview
1301 Waukegan Road
Glenview, Ill. 60025
Attn: Barry J. Litberg

GEORGE COLLIER COMPANY

OF RECORDED DOCUMENTS