

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

24750157

GEORGE E. COLE®  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That James W. Good III and Antoinette Y. Good, his wife  
(Hereinafter called the Grantor), of 10 Conroy Lane, Northfield Illinois  
(No. and Street) (City) (State)  
for and in consideration of the sum of Ten and no/100..... Dollars  
in hand paid, CONVEY AND WARRANT to Bank of Northfield  
of 400 Central Ave., Northfield 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 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 Northfield County of Cook and State of Illinois, to-wit:

Parcel 1

That part of the south 1/2 of the southwest 1/4 of the southwest 1/4 of Section 13, Township 42 north, Range 12 east of the third principal meridian, described as follows: Commencing on the north line of said south 1/2 of the southwest 1/4 of the southwest 1/4 at a point 792 feet east of the west line of said section 13; Thence east on the north line of the south half of the southwest 1/4 of the southwest 1/4, 205.84 feet; Thence south parallel to the west line of said section 13, 72.7 feet to the center line of 20 foot private road; Thence west 133.84 feet to a point 242.7 feet south of the north line of said south half of the southwest 1/4 of the southwest 1/4; Thence northwesterly along the center line of said private road 72.3 feet to a point 206.5 feet south of the north line of the south 1/2 of the southwest 1/4 of the southwest 1/4 and 792 feet east of the west line of the southwest 1/4 of the southwest 1/4; Thence north 206.5 feet to the point of beginning. in Cook County, Illinois

Also

Parcel 2

Easement for the benefit of Parcel 1 for ingress and egress, as created by

document No. 12910453 for the benefit of Parcel 1, all in Cook County, Illinois

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Recorder's Office

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal at Chicago, Illinois, this 2nd day of December, 1978.

WHEREAS, The Grantor<sup>S</sup> their principal promissory note bearing even date herewith, payable on demand in the amount of \$80,000.00 (eighty thousand and no/100 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 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 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.

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 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 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 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: James W. Good III

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, Chicago Title & Trust Co. 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<sup>S</sup> and seal<sup>S</sup> of the Grantor<sup>S</sup>, this 2nd day of December, 1978

James W. Good III (SEAL)

John Lawrence G. Good (SEAL)

This instrument was prepared by A. Michael Reese  
(NAME AND ADDRESS)  
BANK OF NORTHFIELD  
NORTHFIELD, ILL 60093

Property of Cook County Mortgage Office 24750157

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1978 DEC 5 PM 1 28

STATE OF Ill. )  
COUNTY OF COOK ) ss. DEC-5 184069 24750157 10.15

I, A. Michael Reese, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES W. GOOD III AND ANTOINETTE Y. GOOD, HIS WIFE personally known to me to be the same persons whose names they 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 2nd day of DECEMBER, 19 78.

(Impress Seal Here)

A. Michael Reese  
Notary Public

Commission Expires \_\_\_\_\_



10<sup>00</sup> MAIL

24750157



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

JAMES W GOOD III  
10 COUNTRY LN  
NORTHFIELD, IL 60093

GEORGE E. COLE  
LEGAL FOR MR.

OF RECORDED DOCUMENT