

A893317

TRUST DEED SECOND MORTGAGE FORM (Illinois)

FORM No. 2202 September, 1975

24 780 770

GEORGE E. COLE LEGAL FORMS

THIS INSTRUMENT, WITNESSETH, That John F. Conlin and Joyce A. Conlin, his wife (hereinafter called the Grantor), of 155th S. Laramie Oak Forest, Illinois (No. and Street) (City) (State) for and in consideration of the sum of Thirty-thousand-four-hundred-fifty-six-and-no/100 Dollars in hand paid, CONVEY AND WARRANT to John H. Thade, trustee of 1224 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 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 town of Oak Forest County of Cook and State of Illinois, to-wit:

10.00

Lot one in resubdivision of the North 185.00 ft. of the south 218.00ft. of lot 17 in Arthur M. McIntosh & Co's 155th St. Farms, being a subdivision of the east half of the northwest quarter and the northeast quarter of the southwest quarter of section 16 township 36 north, range 13 east of the third principal meridian

COOK COUNTY, ILLINOIS FILED FOR RECORD

RECORDED BY DEEDS

DEC 28 '78 9 06 AM

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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 John F. Conlin and Joyce A. Conlin, 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 Thirty-thousand-four-hundred-fifty-six-and-no/100 (\$30,456.00) Dollars, in 60 consecutive monthly installments as follows: \$507.60 on the 20th of January, 1978 and a like sum on the 20th of each and every month thereafter until this note is fully paid.

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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 to defend and pay all claims for (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 title 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 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 of 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 moneys so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at a rate of eight per cent per annum shall be so much additional indebtedness secured hereunder.

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 and costs for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decrees—shall be paid by the Grantor; and the like expenses and disbursements, occasioned by any subsequent 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 judgment that may be rendered in such foreclosure proceedings; which proceedings, 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 rights in 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: John F. Conlin and Joyce A. Conlin, his wife of said County, 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 hands and seals of the Grantor, this 19th day of December, 1977.

John F. Conlin (SEAL) Joyce A. Conlin (SEAL)

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

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Kenneth G. Schwarz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John F. Conlin and Joyce A. Conlin

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.



under my hand and notarial seal this 19th day of December, 19 77

Kenneth G. Schwarz
Notary Public

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO

EVERGREEN PLAZA BANK
9640 SOUTH WESTERN AVENUE
EVERGREEN PARK 42, ILLINOIS

B. A. STANUS

NOV 5 1977

GEORGE S. COLL®
LEGAL FORMS