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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24 872 845

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Noreen E. Olsen

(hereinafter called the Grantor), of 3350 N. Carriage Way Drive, Arlington Heights, Illinois
(N. and Street) (City) (State)

for and in consideration of the sum of Ter and No/100 Dollars
in hand paid, CONVEY AND WARRANT to Buffalo Grove National Bank
of 555 W. Dundee Road, Buffalo Grove, 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 City of Arlington Heights County of Cook and State of Illinois, to-wit:

Unit 108 of Frenchmen's Cove Condominium Building 'A', As delineated on the Survey of the following described Parcel of Real Estate (Hereinafter referred to as "Parcel"):

Part of Lot 41 in Frenchmen's Cove Unit one, being a subdivision in the North East 1/4 of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit 'B' to Declaration made by LaSalle National Bank, National Banking Association, as Trustee under Trust Agreement Dated August 6, 1971 and known as Trust No. 42872 Recorded in the Office of the Recorder of Cook County, Illinois as Document No. 22339920; Together with an undivided 1.550 Per Cent Interest in said Parcel (Excepting from said parcel all the property and space comprising all the Units as defined and set forth in said Declaration and Survey).

Together with a Permanent and Perpetual Easement for the Exclusive use of Parking Space 67 as delineated upon said Plat.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Declaration of Covenants and Easements Dated May 22, 1973 and Recorded May 25, 1973 as Document 22339921 and as created by Deed from LaSalle National Bank, National Banking Association, As Trustee under Trust Agreement Dated August 6, 1971 and known as Trust No. 42872 to Noreen E. Olsen, Dated June 1, 1973 and Recorded September 19, 1973, as Document 22483460 for Ingress and Egress, all in Cook County, Illinois. **

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Property of COOK COUNTY MORTGAGE

A895340

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAR 8 '79 9 00 AM

William F. Olson
RECORDER OF DEEDS

*24872845

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 Noreen E. Olsen is the owner of a certain parcel of land in Cook County, Illinois, and is justly indebted upon \$6,500.00 principal promissory note bearing even date herewith, payable in 60 monthly installments of \$143.72 beginning March 2, 1979.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon 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 pay 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 and 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 an application 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: Noreen E. Olsen of said County of the grantee, or of his resignation, refusal or failure to act, then Noreen E. Olsen 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 25th day of January, 1979

11.00

Noreen E. Olsen (SEAL)
Noreen E. Olsen (SEAL)

This instrument was prepared by L. Wales c/o Buffalo Grove National Bank
555 W. Dundee Rd., Buffalo Grove, Ill. (NAME AND ADDRESS)

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STATE OF Illinois

COUNTY OF Cook

ss.

24872845

I, J. Moskal, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Noreen E. Olsen

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 of her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of her interest.

Witness my hand and notarial seal this 25th day of January, 19 79



J. Moskal
Notary Public

Commission Expires 9/1/81

BOX NO. **533**

SECOND MORTGAGE

Trust Deed

TO

Mail To:

Buffalo Home National Bank
555 W. Dundee
Buffalo Grove, Ill 60090
Attn: K. Ware

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT