

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

24951544

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That LARRY L. OSBORNE and LEONA D. OSBORNE,  
his wife,  
(hereinafter called the Grantor), of 912 N. Massasoit Chicago, Illinois  
(No. and Street) (City) (State)

for and in consideration of the sum of NINE THOUSAND NINE HUNDRED NINETY-NINE & 70/100 Dollars  
in hand paid, CONVEY AND WARRANT to AMERICAN FINANCE CORPORATION OF ILLINOIS  
of 815 W. North Avenue Oak Park, Illinois  
(No. and Street) (City) (State)

and to the 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 Chicago, County of Cook and State of Illinois, to-wit:

Lots 19 and 20 in Snow and Mayhews Subdivision of the West half  
of the North West quarter of the South East quarter of the South  
East quarter of Section 5, Township 39 North, Range 13, East of the  
Third Principal Meridian

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 LARRY L. OSBORNE and LEONA D. OSBORNE  
justly indebted upon their principal promissory note bearing even date herewith, payable  
TWO HUNDRED TEN & 51/100 (\$210.51) DOLLARS on the 27th day of March,  
1979 and TWO HUNDRED TEN & 51/100 (\$210.51) DOLLARS on the 27th day of  
each month thereafter, with the final payment of \$210.51 on the 27th  
day of February, 1986, for a total of \$7,682.84, including all  
interest thereon.

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 discharge 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 any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time as they 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 hereon.

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 in equity, 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, costs 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 rights 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: LARRY L. OSBORNE and LEONA D. OSBORNE

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 American Finance 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 S this 22nd day of February, 1979

Larry L. Osborne (SEAL)  
Leona D. Osborne (SEAL)

This instrument was prepared by Attorney Norman L. Marcus, 6609 North Avenue,  
Oak Park, Illinois 60302  
(NAME AND ADDRESS)

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1979 MAY 8 PM 11:42

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STATE OF ILLINOIS  
COUNTY OF COOK

SS.

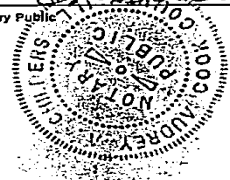
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LARRY L. OSBORNE and LEONA D. OSBORNE,  
his wife,

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.

Given under my hand and notarial seal this 22nd day of February 1979.

(Impress Seal Here)

*Audrey [Signature]*  
Notary Public



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



24951544

BOX No. \_\_\_\_\_

SECOND MORTGAGE  
**Trust Deed**

*Larry & Leona Osborne*

TO

AMERICAN FINANCE CORP. OF ILLINOIS  
6815 W. NORTH AVENUE  
OAK PARK, ILLINOIS 60302



GEORGE E. COLE®  
LEGAL FORMS

END OF RECORDED DOCUMENT