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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24970401

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Sean M. Carroll and Barbara Carroll, his wife

(hereinafter called the Grantor), of 10453 Dickens Melrose Park Ill 60164

for and in consideration of the sum of Eight Thousand Two Hundred Ninety Two & 60/100 Dollars

in hand paid, CONVEY AND WARRANT to The Northlake Bank Ill 60164

at 26 W. North Ave., Northlake Ill 60164
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 Melrose Park County of Cook and State of Illinois, to-wit:

The West 25 feet of Lot 24 and the East 35 Feet of Lot 25, in Block 2 in Lyndale Gardens, being a Subdivision of the North 20 Acres of the South 40 Acres of the East half of the Northeast Quarter of Section 32, Township 40 North, Range 12, 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 Sean M. Carroll and Barbara Carroll, his wife justly indebted upon their principal promissory note bearing even date herewith, payable

\$138.21 on the fifteenth day of June, A. D. 1979; \$138.21 on the fifteenth day of each and every month thereafter for fifty-eight months, and a final payment of \$138.21 on the fifteenth day of May, A. D. 1984.

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 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 so to insure, or pay taxes or assessments, 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, orlays 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 a decree that may be rendered in such foreclosure proceedings; which proceedings, whether a 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, on or 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 receiver is: Sean M. and Barbara Carroll County of the grantee, or of his resignation, refusal or failure to act, The Chicago Title Insurance Company of said County is hereby appointed to be first successor in the trust; and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Receiver 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, S this fifteenth day of May, 19 79

Sean M. Carroll (SEAL)
Sean M. Carroll
Barbara Carroll (SEAL)
Barbara Carroll

This instrument was prepared by Gaza E. Cooke, c/o The Northlake Bank, Northlake, Ill 60164
(NAME AND ADDRESS)

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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Donald L. Thode, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean M. Carroll and Barbara Carroll, 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 fifteenth day of May, 19 79.



[Signature]
Notary Public

RECORDED IN PUBLIC
COOK COUNTY, ILLINOIS
1979 MAY 22 AM 11 13
MAY-22 566343 • 24970401 • A — Rec 10.00



24970401

BOX No. _____
SECOND MORTGAGE
Trust Deed
SEAN M. CARROLL and
BARBARA CARROLL, his wife
TO
THE NORTHLAKE BANK (3257)
26 W. North Ave.,
Northlake, IL 60164



GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT