

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24985340

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE WITNESSETH That Vilnis P. Vilips and Diane J. Vilips, his wife

(hereinafter called the Grantor), of 841 W. Belden, Chicago, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Twenty Five Thousand and No/100 Dollars
in hand paid, CONVEY^S AND WARRANT^S to Marina Bank
of 307 N. Michigan Ave, Chicago, 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 Chicago County of Cook and State of Illinois, to-wit:

The West 6 feet of Lot 3 and the East half of Lot 4 in Sub-Block 3 in the
Subdivision of the South half of Block 3 in Sheffield's Addition to Chicago
in Section 32, Township 40 North, Range 14 East of the Third Principal
Meridian, in Cook County, Illinois.***

Hereby releasing and waiving all right 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 Vilnis P. Vilips and Diane J. Vilips, his wife
justly indebted upon Twenty Five Thousand and No/100 principal promissory note bearing even date herewith, payable
on Demand or as follows: Interest only for July 1, August 1, and September 1, then \$2,500
Principal Payment plus interest for October 1, November 1, and December 1, then Interest
only for January 1, 1980 then \$2,500 Principal Payment Plus Interest thereafter until paid.
and February, 1980

Interest shall be Prime + 2%

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 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 thereon, 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 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 proceeding, 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: Vilnis P. Vilips and Diane J. Vilips, his wife

IN THE EVENT of the death or removal from said County of the grantee, or of his resignation
refusal or failure to act, then County 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 to receive the same, his reasonable charges.

Witness the hand and seal of the Grantor, this 30th day of May, 1979

Vilnis P. Vilips (SEAL)
Diane J. Vilips (SEAL)

This instrument was prepared by Albert W. Rodriguez, V.P., Marina Bank, 307 N. Michigan,
(NAME AND ADDRESS) Chicago, Illinois

UNOFFICIAL COPY

1979 JUN 14 PM 3 10

JUN-14 5 9 3 5 8 9 4 8 2 4 9 8 5 3 4 0 4 A

10.15

STATE OF Illinois

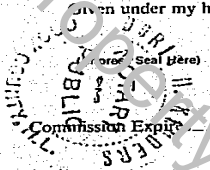
COUNTY OF Cook

ss.

I, George M. Kunkler, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vilnis P. Vilips and Diane J. Vilips

personally known to me to be the same person^s, whose name^s 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 5 day of May, 1979



George M. Kunkler
Notary Public

10⁰⁰ MAIL

2498304

BOX No.

SECOND MORTGAGE
Trust Deed

TO



RETURN TO:
ALBERT W. RODRIGUEZ
MARION BANK
307 N. MICHIGAN
CHICAGO, IL 60601

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT