

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24 231 735

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Thomas P. Walsh and Jeanne Walsh (his wife)

(hereinafter called the Grantor), of 5253 West 147th Street Midlothian, Illinois (City) (State)

for and in consideration of the sum of Eight-thousand-two-hundred-fifty-nine and 84/100 Dollars
in hand paid, CONVEY AND WARRANT to John H. Thode, Trustee
of 18224 Dolphin Lake Drive Homewood, Illinois (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 every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated in the Village of Midlothian, 2 County of Cook and State of Illinois, to-wit:

Address of Property: 5253 West 147th Street Midlothian, IL

South 100 feet of North 200 feet of West $\frac{1}{4}$ of Lot 2 (except the East 10 feet thereof) and the South 100 feet of the North 200 feet of the East 44 feet of Lot one and Arthur T. McIntosh's Midlothian Farms being a Sub-division of the North West $\frac{1}{4}$ of the South East $\frac{1}{4}$ and the East $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 9, Township N $\frac{1}{2}$, 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 Thomas P. Walsh and Jeanne Walsh (his wife) justly indebted upon their principal promissory note bearing even date herewith, payable

to the order of the Evergreen Plaza Bank, Evergreen Park, Illinois the sum of Eight-thousand-two-hundred-fifty-nine and 84/100 (\$8259.84) Dollars in 36 consecutive monthly installments as follows: \$229.44 due on the 15th day of December, 1977 and a like sum due on the 15th day of each and every month thereafter until this note is fully paid.

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 a 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 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 thereof, or by suit, legal 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, court fees 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 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, when 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 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: Thomas P. Walsh and Jeanne Walsh (his wife)

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 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 Grantors this 1st day of November, 1977

Thomas P. Walsh (SEAL)
Jeanne M. Walsh (SEAL)

This instrument was prepared by Diane Compton Evergreen Plaza Bank Evergreen Park, IL
(NAME AND ADDRESS)

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