

25529106

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

A-003823

THIS INDENTURE, WITNESSETH, That Jesse Iverson and Gretchen Iverson, his wife  
(hereinafter called the Grantor), of the Village of Homewood County of Cook  
and State of Illinois for and in consideration of the sum of  
Twenty Four Thousand Four Hundred Fifty Six & no/100 Dollars  
in hand paid, CONVEY & AND WARRANT S. TO Park Forest Federal Savings and Loan, A Division of Joliet Federal  
Savings and Loan Association, of the Village of Park Forest County of Cook and State of Illinois, and to its 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 and fixtures thereon, and everything appertaining thereto, together with all rents, issues  
and profits of said premises, situated in the Village of Homewood County of Cook  
and State of Illinois, to-wit:

Lot 58 in Pacesetter Hollydale, a Subdivision of thatpart lying  
West of and adjoining the 100 feet right of way of Governors  
Highway of the South West quarter of the North East Quarter of  
Section 36, Township 36 North, Range 13 East of the Third Principal  
Meridian, in Cook County, Illinois.

10.00

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.  
Whereas, The Grantor Jesse Iverson and Gretchen Iverson, his wife  
justly indebted upon that certain promissory note S. bearing even date herewith, in the amount of \$24,456.00  
Dollars, to be paid in 120 monthly installments of \$ 203.80 Dollars each beginning on the 1st day of August  
19 80

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
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RECORDED IN DEEDS  
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The Grantor covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and said note or notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of May 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 or build 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 grantor, which is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss 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 holder of said indebtedness, may process such insurance, or pay such taxes or assessments, or purchase any tax lien and apply the same to said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the Grantor shall repay immediately without demand, and the same with interest thereon from the date of payment at eight per cent per annum, and with each additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable with interest thereon from time of such breach at eight per cent per annum, shall be recoverable by foreclosure of said mortgage, or by action 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 by the holder of plaintiff in connection with the foreclosure hereof-including reasonable attorney's fees, outlays for documentary evidence, the grantor's charges, cost of procuring or completing abstract, showing the whole title of said premises embracing the same, and all other charges, shall be paid by the Grantor; and the like expenses and disbursements, occasioned by any suit or proceeding whatsoever, brought by 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 proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor shall any such expenses and disbursements, and the costs of suit, including attorney's fees have been paid. The Grantor hereby assigns and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and impairs the same, pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the holder of 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.

When all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, or according to his reasonable charges.

Witness the hand S. and seal S. of the Grantor S. this 11th day of July 19 80

This instrument was prepared by:  
Sue Ettema/ Park Forest Federal  
Savings and Loan/ a division of  
Joliet Federal Savings and Loan  
4 Plaza, Park Forest, Il. 60466

X JESSE IVERSON (SEAL)  
X GRETCHEN IVERSON (SEAL)

UNOFFICIAL COPY

State of Illinois

ss

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JESSE IVERSON AND GRETCHEN IVERSON, HIS WIFE

personally known to me to be the same person s whose name s 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 set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11th day of July, 1980.



*Jean A. McCarty*  
Notary Public

25529106

Commission Expires OCT. 7, 1981

Cook County Clerk's Office

SECOND MORTGAGE  
Trust Deed

BOX 533

TO

*mail to:*

Park Forest Federal Savings & Loan  
4 Plaza  
Park Forest, Illinois 60468