

UNOFFICIAL COPY

25554120

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Darrel L. Cooper and Joyce M. Cooper, his wife

(hereinafter called the Grantor), of the city of Arlington Heights County of Cook and State of Illinois for and in consideration of the sum of TWENTY-THREE THOUSAND TWO HUNDRED THIRTY-TWO AND 00/100 Dollars in hand paid CONVEY AND WARRANT to Joseph R. Berube of the Village of Northbrook County of Cook and State of Illinois 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 Arlington Heights County of Cook and State of Illinois, to-wit:

THE LAND COVERED BY THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 11 IN BLOCK 2 IN FEUERBORN AND KLOPFER ARLINGTON MANOR BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 10 AND PART OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption law of the State of Illinois.

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein

WHEREAS, The Grantor Darrel L. Cooper and Joyce M. Cooper, his wife,

justly indebted upon \$23,232.00 principal promissory note, bearing even date herewith, payable in 120 consecutive monthly installment of \$193.60 each.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in any note or notes provided, or according to any agreement extending time of payment. (2) to pay prior to the first day of June 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 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 seven per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants and 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, and with interest thereon from time of such breach at seven 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 and lawyers 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 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 and profits of the said premises.

IN THE EVENT of the death, removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, Chicago Title and Trust Co. 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, hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantor 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 this 30th day of July, 19 80

X Darrel Cooper (SEAL)
Darrel L. Cooper
X Joyce M. Cooper (SEAL)
Joyce M. Cooper

THIS INSTRUMENT WAS PREPARED BY
JEROME A. MANER
1210 CENTRAL AVENUE
WILMETTE, ILLINOIS

25554120

STATE OF Illinois)
COUNTY OF Cook)

1980 AUG 20 AM 10 43

ss.

I, Rachel McCanlish AUG-20-80 3 3 3 0 4 5 25594127 10.00
a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that Darrel L. Cooper and Joyce M. Cooper, his wife.

personally known to me to be the same person^s whose name^s are subscribed to the foregoing instrument,
appeared before me this 18 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 18 day of Aug. 1980

(Impress Seal Here)

Rachel McCanlish
Notary Public

Commission Expires Jan. 16, 1983



BOX No. _____
SECOND MORTGAGE
Trust Deed
Darrel L. Cooper and
Joyce M. Cooper
TO
First Federal Savings and Loan
Association of Wilmette

10.00

Loan #9033333-75
GEORGE E. COLE
LEGAL FORMS