

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

25748491

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That George Raiman, a widower, not since married,
(hereinafter called the Grantor), of 10435 Dearlove Rd. Glenview Il 60025
(No. and Street) (City) (State) plus interest as specified below*** Dollars
for and in consideration of the sum of Ten Thousand and no/100***** Dollars
in hand paid, CONVEY AND WARRANT to Rose M. Giles, Trustee
of Golf Mill State Bank 9101 Greenwood Ave., Niles, Il. 60648
(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 Village of Glenview County of Cook and State of Illinois, to-wit:

That lying East of the South Easterly line of Dearlove Road (as now laid out and occupied) of the North 113.5 feet of the South 360 Feet of the West 616 feet of Lot 12 in County Clerks Division in Section 32 Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Hereby releasing and waiving all rights under and ~~of~~ 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 George Raiman, a widower, not since remarried justly indebted upon one collateral ~~principal~~ promissory note bearing even date herewith, payable

*** in lawful money of the United States to the order of Golf Mill State Bank at its office in Niles, Illinois, the sum of \$10,000.00 with interest thereon at the rate of 2% per annum from January 16, 1981, said principal and interest to be payable in one installment due on the 16th day of April, 1981. The principal amount of said indebtedness and interest if not paid when due shall bear interest after due date at the highest lawful rate then in effect in the State of Illinois.

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 completion 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 so to insure, or pay taxes or assessments, or prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, 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 all 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, 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 any part of said indebtedness, or 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 judgment 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 in 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: George Raiman, a widower not since remarried
IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, the Golf Mill State Bank 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 hand and seal of the Grantor this 16th day of January, 19 81

George Raiman (SEAL)
George Raiman (SEAL)



This instrument was prepared by Patrick J. Kelley, Vice President, Golf Mill State Bank, 9101 Greenwood Ave., Niles, Il. 60648
(NAME AND ADDRESS)

25748491

UNOFFICIAL COPY

RECORDED

1981 JAN 23 AM 10 39

STATE OF Illinois JAN 23 81 2 9 2 5 6 0 25748491 A -- REC 10.00
COUNTY OF Cook

I, _____ the undersigned _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Raiman, a widower not since remarried

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gave under my hand and notarial seal this 16TH day of January, 1981



Daniel Martinelli
Notary Public

25748491

10.00 E

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO _____

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT