

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

7926-42
GEORGE E. COLE
LEGAL FORMS

25798775

THIS INDENTURE, WITNESSETH, That WILLIAM JOHN JASON AND PATRICIA A. JASON, his wife,
 (hereinafter called the Grantor), of 902 E. Redwood Ave., Arlington Heights, Illinois
 (No. and Street) (City) (State)
 for and in consideration of the sum of NINETEEN THOUSAND TWO HUNDRED FORTY-NINE AND 20/100ths Dollars
 in hand paid, CONVEY AND WARRANT to Mayrine Frohne
 of 100 W. Palatine Rd., Palatine, 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 fol-
 lowing 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 Arlington Heights County of Cook and State of Illinois, to-wit:

Lot 15 in Ivy Hill Subdivision Unit No. 1, being a subdivision of part of the West
 1/2 of the South East 1/4 of Section 17, Township 42 North, Range 11, East of the
 Third Principal Meridian, in the Village of Arlington Heights, Wheeling Township,
 in Cook County, Illinois.

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 S. William John Jason and Patricia A. Jason, his wife,
 justly indebted upon one principal promissory note bearing even date herewith, payable

in 120 successive monthly installments commencing on the 10th day of April, 1981, and
 on the same date of each month thereafter, all except the last installment to be in
 the amount of \$160.41 each and said last installment to be the entire unpaid balance
 of said sum. It is intended that this instrument shall also secure for a period of
 ten years, any extensions or renewals of said loan and any additional advances up to
 a total amount of Nineteen Thousand Two Hundred Forty-Nine And 20/100ths Dollars.

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) the 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 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 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 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 fore-
 closure hereof—including reasonable attorney's fees, costs for documentary evidence, stenographer's charges, cost of procuring or com-
 pleting 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 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 with-
 out 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: William John Jason and Patricia A. Jason,
 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 Joseph P. O'Connor or William W. Heise, Jr., 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 6th day of March, 1981

William John Jason (SEAL)
William John Jason
Patricia A. Jason (SEAL)
Patricia A. Jason

This instrument was prepared by

PALATINE SAVINGS & LOAN ASSOCIATION

100 West Palatine Road
 (NAME AND ADDRESS)
 P. O. BOX 159

Palatine, Illinois 60067

CS

25798775

UNOFFICIAL COPY

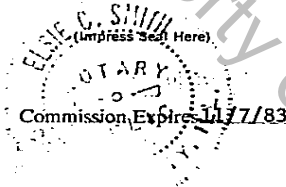
1981 MAR 9 AM 11 09

STATE OF Illinois }
COUNTY OF Cook MAR-9-81 SS. 420449 25795775 10.59

I, Elsie C. Smith, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William John Jason and Patricia A. Jason, his wife,

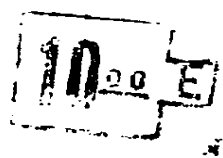
personally known to me to be the same person_s whose names_ are_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including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

Given under my hand and notarial seal this 7th day of March, 19 81.



Elsie C. Smith
Notary Public

Property of Cook County Clerk's Office



25795775

BOX NO. _____

SECOND MORTGAGE
Trust Deed

TO _____



PALATINE SAVINGS & LOAN ASSOCIATION
100 West Palatine Road
P. O. Box 139
Palatine, Illinois 60067

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT