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TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

26656124

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Donald J. Wolverson and Susan L. Wolverson

hereinafter called the Grantors, for 6031 North Menard Chicago Illinois  
(No. and Street) (City) (State)

for and in consideration of the sum of Twenty Thousand and No/100 (\$20,000.00) Dollars  
to hand paid, CONVEY AND WARRANT to Bank of Commerce & Industry  
6100 N. Northwest Highway Chicago Illinois  
(No. and Street) (City) (State)

and 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 Chicago County of Cook and State of Illinois, to-wit:

LOT FIFTEEN (15) IN BLOCK ONE (1) IN EDGEWOOD, A SUBDIVISION OF  
LOT ONE (1), TWO (2), THREE (3), IN THE ASSESSOR'S SUBDIVISION  
OF THE NORTH EAST FRACTIONAL QUARTER (N.E. FR. 1/4) AND PART OF  
THE NORTHWEST QUARTER (N.W. 1/4) OF FRACTIONAL SECTION FIVE (5),  
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
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 Grantors Donald J. Wolverson and Susan L. Wolverson  
justly indebted upon Bank of Commerce & Industry principal promissory note bearing even date herewith, payable  
as follows: The sum of Twenty Six Thousand Six Hundred Seventy One and 20/100 Dollars  
(\$26,671.20) in forty seven (47) successive monthly instalments of Five Hundred Fifty  
five and 65/100 (\$555.65) each and a final instalment, which shall be Five Hundred  
Fifty Five and 65/100 (\$555.65) beginning on June 5, 1983 and thereafter on the same  
day of each subsequent month until paid in full.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, 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 waste on 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 and indebtedness, with  
loss clause attached payable first to the first Trustee or Mortgagee, and second to the Trustee herein as their interest 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 to so 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 to 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  
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, outlays 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 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: Donald J. Wolverson and Susan L. Wolverson  
IN THE EVENT of the death or removal from said \_\_\_\_\_ County of the grantee, or of his resignation,

refusal or failure to act, the Bank of Commerce & Industry 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 5th day of May, 19 83.

Bank of Commerce & Industry

By: Bon Levy, Vice President

x Donald J. Wolverson (SEAL)

x Susan L. Wolverson (SEAL)

x Susan L. Wolverson (SEAL)

This instrument was prepared by Harold J. Green, 77 West Washington St., Chicago, IL 60602  
(NAME AND ADDRESS)

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RECORDED  
COOK COUNTY

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STATE OF Illinois } ss.  
COUNTY OF Cook }

I, \_\_\_\_\_, a Notary Public in and for said County, in the  
State aforesaid, DO HEREBY CERTIFY that Donald J. Wolverton and Susan L. Wolverton

personally known to me to be the same person s whose name s 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 5th day of May 1983.

(Impress Seal Here)

George E. Cole  
Notary Public

Commission Expires \_\_\_\_\_

10-10-1983

26 656 124

BOX NO. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
\_\_\_\_\_  
Donald J. Wolverton and Susan L. Wolverton  
TO  
\_\_\_\_\_  
Bank of Commerce & Industry  
\_\_\_\_\_  
\_\_\_\_\_



Mail to: Bank of Commerce & Industry  
6100 North Northwest Highway  
Chicago, Illinois 60631

GEORGE E. COLE  
LEGAL FORM

END OF RECORDED DOCUMENT