

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

26802049

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Gerhard O. Kaiser and Lydia J. Kaiser, his wife

(hereinafter called the Grantor), of 6629 West Raven, Chicago, Illinois 60631
(No. and Street) (City) (State)

for and in consideration of the sum of FOUR THOUSAND AND NO/100 Dollars
in hand paid, CONVEY AND WARRANT to Bank of Commerce & Industry
of 6100 N. Northwest Highway Chicago Illinois 60631
(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 City of Chicago of Cook County of Cook and State of Illinois, to-wit:

THE NORTH 110 FEET OF LOT 3 IN KELDER'S RESUBDIVISION OF LOT 79 IN NORWOOD PARK SECTION 4, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 20 ACRES OFF EAST END OF THE NORTH 1/2 OF THE NORTH EAST 1/4) ALSO PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1923 IN BOOK 174 PAGE 45 AS DOCUMENT NUMBER 7883019 IN COOK COUNTY, ILLINOIS: SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS, ROADS AND HIGHWAYS; AND GENERAL TAXES FOR THE YEAR 1982 AND SUBSEQUENT YEARS.

DP TM

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 Gerhard O. Kaiser and Lydia J. Kaiser justly indebted upon Bank of Commerce & Industry principal promissory note bearing even date herewith, payable as follows: the sum of Six Thousand One Hundred Forty Nine and 40/100 (\$6,149.40) Dollars in fifty nine (59) successive monthly instalments of One Hundred Two and 49/100 (\$102.49) Dollars each and a final instalment, which shall be One Hundred Two and 49/100 (\$102.49) Dollars beginning on October 20, 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, 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 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 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 secondly 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 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 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 hereon.

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 of 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, 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 claims 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, issues and profits of the said premises.

The name of a record owner is: Gerhard O. Kaiser and Lydia J. Kaiser

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to accept the Bank of Commerce & Industry of said County is hereby appointed to be first successor in the 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 Grantors this 19th day of September, 19 83

Bank of Commerce & Industry

By: Don Levy, Vice President

x Gerhard O. Kaiser (SEAL)
Gerhard O. Kaiser
x Lydia J. Kaiser (SEAL)
Lydia J. Kaiser

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

26802049

Office

UNOFFICIAL COPY

Selling of Estate

SEP-30-63 855042 • 26802049 - A -- Rec 10.20

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

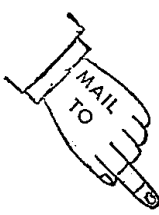
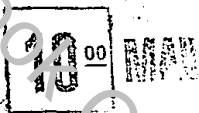
I, Francies DiGiacomo, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerhard O. Kaiser and Lydia J. Kaiser

personally known to me to be the same persons 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 19th day of September, 1983

Francis M. DiGiacomo
Notary Public



BOX No. _____
SECOND MORTGAGE
Trust Deed

Gerhard O. Kaiser and Lydia J. Kaiser
TO
Bank of Commerce & Industry

Address of Property:
6629 West Raven
Chicago, Illinois 60631

MAIL TO: BANK OF COMMERCE & INDUSTRY
6100 North Northwest Highway
Chicago, Illinois 60631

26 802 049

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT