

GEORGE E. COLE
LEGAL FORMS

FORM NO. 2202
April, 1980

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

26851573

THIS INDENTURE WITNESSETH, That Marcia Knorr,
divorced and not remarried
(hereinafter called the Grantor), of
318 Lincoln Ave., Glencoe, IL 60022
(No. and Street) (City) (State)
for and in consideration of the sum of
Eight thousand and 00/100 Dollars
in hand paid CONVEY AND WARRANT to
Glencoe National Bank
of 337 Park Ave., Glencoe, IL 60022
(No. and Street) (City) (State)

as Trustee, and to his successors in trust hereinafter named, 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 County of COOK and State of Illinois, to-wit:

Above Space For Recorder's Use Only

SEE ATTACHED

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

INTRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon her principal promissory note bearing even date herewith, payable

One single payment of principal at maturity on Mar 1, 1984, with interest payments being payable monthly beginning December 1, 1983 and continuing the same day of each consecutive month until fully paid, with interest accruing at the prime rate +2 percent floating as it exists from time to time at Glencoe National Bank, and any extensions, renewals, or refinancings thereof.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as provided in 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 on said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuilding of 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 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 grantor 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 _____ 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 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 _____ 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 docket 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, issues and profits of the said premises.

The name of a record owner: Marcia Ann Knorr, divorced and not 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, then and if for any like cause the 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 of 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.

This trust deed is subject to _____

Witness the hand and seal of the Grantor this _____ day of _____, 19____.

Marcia Ann Knorr (SEAL)
Marcia Ann Knorr

Please print or type name(s) below signature(s) _____ (SEAL)

This instrument was prepared by Linda J. Richard Glencoe National Bank, Glencoe, IL
(NAME AND ADDRESS)

26851573

UNOFFICIAL COPY

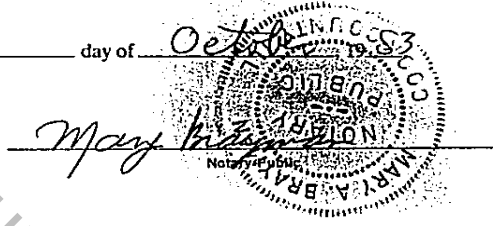
STATE OF Illinois }
COUNTY OF Cook } ss.

I, May Brayman, a Notary Public in and for said County, in the State of Ill. DO HEREBY CERTIFY that _____

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

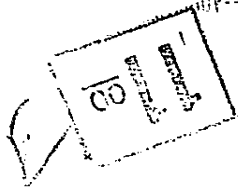
Given under my hand and official seal this 31 day of October 1983

(Impress Seal Here)



Commission Expires Nov. 17, 1987

7 NOV 83 9:03



NOV-7-83 8 44 9 55 36851573 H A # 103

11.01

BOX No. _____

SECOND MORTGAGE
Trust Deed

TO _____



26851573
GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

Lot 3 (excl. the E'ly 10 ft.) of Killen's Sub of the N'ly 154 ft. of the East 563 ft. of Block 20 in Glencoe in Section 7. Township 42, N Range 13 East of the Third Principal Meridian in Cook County, Illinois and further described as being at the NE cor. of Block 20 in Glencoe being the intersection of S'ly line of Lincoln Ave. and the E'ly line of RRd. Ave.,; thence S'ly along the W'ly line of the Chicago & Milwaukee RRd 154 ft.; thence W'ly on a line parallel with Lincoln Ave. 563 ft.; thence N'ly 154 feet to a point on S'ly line of Lincoln Ave. 563 ft. from the point of beginning; thence E'ly along the Southern line of Lincoln Ave. to the point of beginning. (except from the above described premises the NE 50 ft. thereof condemned and taken for Street purposes; also except that part of said premises taken and used for opening or widening Vernon Ave., in Cook County, Illinois.

26851573

END OF RECORDED DOCUMENT