

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202 J
September, 1975

26938638

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Douglas Longhini and Carol Lynn Connell, his wife
(hereinafter called the Grantor), of 1213 Michigan Ave., Evanston, IL. 60202 (Unit 1213-3)
(No. and Street) (City) (State)

for and in consideration of the sum of Eight thousand, Eighty-two and 60/100's Dollars
in hand paid, CONVEY AND WARRANT to State National Bank
of 1603 Orrington Ave., Evanston, 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 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 Evanston County of Cook and State of Illinois, to-wit: Unit 1213-3 as delineated on survey of the following described parcel of real estate (hereinafter "Parcel") Lot 11 and 12 in Stockham's resubdivision of Blk. 2 in Bliss' addition to Evanston in East 1/2 of Northeast 1/4 of Section 19, Township 41 North Range 14 East of the Third Principal Meridian in Cook County, Illinois, commonly known as 205-207 Hamilton St. and 1201-13 Michigan Avenue, Evanston, Illinois, which survey is attached as Exhibit A to Declaration of Condominium made by the Michigan Park Condominium Association dated October 28, 1976, and recorded in Cook County, Illinois Recorder's Office as Document No. 23705298 together with an undivided 4.522% interest in said Parcel (excepting from said Parcel the property and space comprising all the Units thereof as set forth in said Declaration and Survey) situated in the City of Evanston, County of Cook and State of Illinois.

Subject to:

- 1) General taxes for the year 1982 and subsequent years.
- 2) Zoning and building laws and ordinances of the State of Illinois
- 3) Building and building line restrictions, covenants and conditions of record.

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Cook County Clerk's Office

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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 Douglas Longhini and Carol Lynn Connell, his wife justly indebted upon their _____ principal promissory note bearing even date herewith, payable to State National Bank in the amount of \$8,082.60 to be repaid in 60 monthly installments of \$134.71 each beginning on the 20th day of February, 1984 and every month thereafter until the final monthly installment is paid on the 20th day of January, 1989.

The sale or transfer of the premises or an assignment of beneficial interest in the premises, without the written consent of the trustee or the holders of the note, shall constitute a default by the mortgagor hereunder.

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) 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 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 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 the 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 agreement.

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, 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 hereof is: Douglas Longhini and Carol Lynn Connell, his wife

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 Recorder of Deeds 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, S this 10th day of January, 1984

X Douglas Longhini (SEAL)
X Carol Lynn Connell (SEAL)

This instrument was prepared by Marilyn Shea, State National Bank, 1603 Orrington,
(NAME AND ADDRESS) Evanston, IL. 60204

Property of C. O. F. MORTGAGE

26928638

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Michelle Harm

REC-1101
COOK COUNTY

JAN-23-04 862280 • 26938638 • A — Rec

11.01

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Michelle Harm, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Douglas Longhini and Carol Lynn Connell, his wife 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.

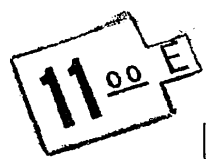
Given under my hand and notarial seal this 10th day of January, 19 84



Michelle Harm
Notary Public

Commission Expires July 22, 1984

23 JAN 93 16



BOX NO. _____
SECOND MORTGAGE
Trust Deed
TO _____

26 938 638

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT