

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

26125001

THIS INSTRUMENT WITNESSETH, That ROBERT J. SPEER, JR. & PHYLLIS J. SPEER

(hereinafter called the Grantor), of 1303 Barbary Lane, Mount Prospect, Illinois

in and in consideration of the sum of Thirty-two thousand five hundred & 00/100 Dollars,
in hand paid, CONVEY AND WARRANTS to NORTHWEST TRUST & SAVINGS BANK
of 311 S. Arlington Heights Rd., Arlington Heights, Illinois
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 village
of Mt. Prospect County of Cook and State of Illinois, to-wit:

Lot 632 in Brickman Manor First Addition Unit No. 5,
being a subdivision in the South half of Section 26,
Township 42 North, Range 11 East of the Third Principal
Meridian in Cook County. **

25125001

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 ROBERT J. SPEER, JR. & PHYLLIS J. SPEER
justly indebted upon collateral principal promissory note bearing even date herewith, payable

On March 24, 1982 in the amount of Seventeen thousand
five hundred and 00/100 dollars and any and all re-
newals or other advances including amounts up to
Thirty-two thousand five hundred and 00/100 as secured
by this note.

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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, 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 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 the prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or 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 repaid and 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 a portion 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, out-of-pocket 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 whereby 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 his 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 suit 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 receiver is: ROBERT J. SPEER, JR., AND PHYLLIS J. SPEER
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 NORTHWEST TRUST & SAVINGS BANK 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 19th day of January, 1982

MARK TO

ROBERT J. SPEER, JR. (SEAL)

PHYLLIS J. SPEER (SEAL)

This instrument was prepared by _____ (NAME AND ADDRESS)

UNOFFICIAL COPY

JAN 27 AM 10 06
BOOK 26125001

STATE OF ILLINOIS JAN 27 1982 26125001 10.00
COUNTY OF COOK

I, CAROL L. JUNG, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. Speer, Jr. & Phyllis J. Speer

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.

Gave to my hand and notarial seal this 19th day of January, 1982



Carol L. Jung
Notary Public

CLERK'S OFFICE OF COOK COUNTY
26125001
10.00

BOX No.	SECOND MORTGAGE	Trust Deed								
			TO							

26125001

END OF RECORDED DOCUMENT