

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

GEORGE E. COLE
LEGAL FORMS

26311947

THIS INDENTURE, WITNESSETH, That Robert M. Johnson and Josephine H. Johnson, his wife,
as joint tenants

(hereinafter called the Grantor), of 19011 Baker Avenue, Country Club Hills, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Fourteen Thousand Four Hundred and Fifty & No/100 --- Dollars
in hand paid, CONVEY AND WARRANT to Matteson-Richton Bank, an Illinois Banking Corporation
of Rt 30 & Kostner Avenue, Matteson, 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 fol-
lowing 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 Matteson County of Cook and State of Illinois, to-wit:

Lot 9 in Country Club Hills Unit No. 7, a subdivision of the South $\frac{1}{2}$ of
the South West $\frac{1}{4}$ (except the South 2 rods of the West 80 rods and except
the East 50 feet thereof) of Section 3, Township 35 North, Range 13, East
of the Third Principal Meridian, according to the plat thereof recorded
March 31, 1959 as document 17495223 in Cook County, Illinois.

26311947

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 M. Johnson and Josephine H. Johnson, his wife, as joint tenants
justly indebted upon \$14,450.00 principal promissory note bearing even date herewith, payable

Payable in 120 months of principal and interest to mature on 7-25-92

This Trust Deed covers all renewals, conversions or extensions
of the promissory note mentioned above.

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 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 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
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 10 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 with interest
thereon from time of such breach at 10 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 de-
cree 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 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: Robert M. Johnson and Josephine H. Johnson, his wife, as joint tenants

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 Chicago Title & Trust Company 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 hands and seals of the Grantor s this 13 day of July, 1982

Robert M. Johnson (SEAL)
Josephine H. Johnson (SEAL)
Josephine H. Johnson

This instrument was prepared by Patricia A. Webster, Matteson-Richton Bank, Matteson, IL.
(NAME AND ADDRESS)

UNOFFICIAL COPY

1982 AUG 5 AM 11 07

STATE OF Illinois

~~AUG 5 1982~~

SR 10405

26311947

10.20

COUNTY OF Cook

I, The Undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert M. Johnson and Josephine H. Johnson, his wife, as joint tenants

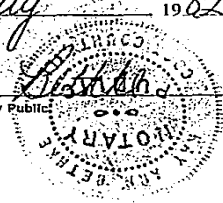
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including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

Given under my hand and notarial seal this 13th day of July, 1982

(Impress Seal Here)

Commission Expires July 24, 1985

Notary Public



WAC

RICHARD L. TREICHEL
ATTORNEY AT LAW
BUTTERFIELD CENTRE, SUITE 330
20821 S. CECIL AVE
MATTESON, ILLINOIS 60443



26311947

26311947

BOX No. _____
SECOND MORTGAGE
Trust Deed
TO _____

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT