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GEORGE E. COLE'S
LEGAL FORMS

FORM NO. 2202
April, 1980

TRUST DEED SECOND MORTGAGE (ILLINOIS)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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

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THIS INSTRUMENT WITNESSETH, That David C. Bell & Hope B. Bell
 (hereinafter called the Grantor), of
1853 Bosworth Lane Northfield, Il. 60093
 (No. and Street) (City) (State)
 for and in consideration of the sum of Twenty One Thousand
Three Hundred Two & 40/100 Dollars
 in hand paid, CONVEY AND WARRANT to
Bank of Northfield
 of 400 Central Ave Northfield, Il. 60093
 (No. and Street) (City) (State)

27 476 975

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

Lot 3 in Northfield Manor Unit #1, being a subdivision of part of Lot 17 in County Clerk's division in Section 24, Township 42 North, Range 3 east of the third principal meridian, according to the plat thereof recorded, March 15, 1956 a document # 16522023, in Cook County, Illinois.

Tax ID Number: 04-21-406-036

1853 Bosworth, Northfield.

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 is justly indebted upon 2 principal promissory note bearing even date herewith, payable to the Bank of Northfield

in 60 monthly instalments of \$35⁰⁴ totaling payments of \$21,302.40 beginning on 4/10/85 and ending on 3/10/90 at a rate of 12.75%.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, 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 to replace all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed; (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, 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 12.75 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 accrued 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 12.75 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 title, 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 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.

The name of a record owner is David C. Bell & Hope B. Bell

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 Bank of Northfield 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 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 S and seal S of the Grantor this 10 day of March, 1985.

Hope B. Bell (SEAL)
Hope B. Bell

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

David C. Bell (SEAL)
David C. Bell

mail to:

This instrument was prepared by Bank of Northfield 400 Central Ave., Northfield, Il. 60093
(NAME AND ADDRESS)

27 476 975

BOX 333

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