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TRUST DEED
SECOND MORTGAGE FORM (Illinois)FORM No. 2202
September, 1975

27069657

GEORGE E. COLE*
LEGAL FORMSTHIS INDENTURE, WITNESSETH, That HERSCHEL I. STRAUSS AND NAOMI ELLEN STRAUSS, his wife(hereinafter called the Grantor), of 8616 North Monticello, Skokie, Illinois
(Not and Street) (City) (State)for and in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$115,000.00) Dollars
in hand paid, CONVEY AND WARRANT to BANK OF COMMERCE & INDUSTRYof 6100 N. Northwest Highway, Chicago, Illinois
(Not 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 Chicago, County of Cook and State of Illinois, to-wit:

LOT SEVEN (7) IN BLOCK ONE (1) IN OLIVER SALINGER AND COMPANY'S 8TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER BEING A SUBDIVISION IN NORTH EAST FRACTIONAL QUARTER (1/4) SOUTH OF INDIAN BOUNDARY LINE OF SECTION TWO (2) TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LITING BETWEEN SOUTHWESTERLY LINE OF LINCOLN AVENUE A LINE SEVENTEEN (17) FEET SOUTHWESTERLY OF MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH SOUTHWESTERLY LINE OF LINCOLN AVENUE AS CONVEYED IN DOCUMENT NO. 11862618 DATED JULY 3, 1936 AND RECORDED AUGUST 7, 1936 TO CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6112 N. LINCOLN AVENUE
CHICAGO, ILLINOIS

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 HERSCHEL I. STRAUSS AND NAOMI ELLEN STRAUSS

justly indebted upon BANK OF COMMERCE & INDUSTRY principal promissory note bearing even date herewith, payable as follows: One Thousand Four Hundred Fifty Seven & 62/100 Dollars (\$1,457.62) on the 1st day of June, 1984, and One Thousand Four Hundred Fifty Seven & 62/100 Dollars (\$1,457.62) on the 1st day of each month thereafter until fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of May, 1999.

Before releasing this mortgage, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this Mortgage. The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this mortgage.

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; (6) 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 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 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 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 and costs 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 owner is: HERSCHEL I. STRAUSS AND NAOMI ELLEN STRAUSS, 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 BANK OF COMMERCE & INDUSTRY 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 27th day of April, 19 84

BANK OF COMMERCE & INDUSTRY

By: x  (SEAL)

Herschel I. Strauss

x  (SEAL)

Naomi Ellen Strauss

This instrument was prepared by Harold J. Green, 77 W. Washington St., Chgo, IL 60602
(NAME AND ADDRESS)

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STATE OF ILLINOIS

COUNTY OF COOK

SS.

I, Frances M. DiGiacomo, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HERSCHEL I. STRAUSS AND NAOMI ELLEN STRAUSS

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 27th day of April, 19 84.

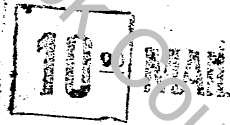
(Impress Seal Here)

Frances M. DiGiacomo

Notary Public

Commission Expires 5-17-87

3 MAY 84 9:13



27069657

BOX NO.

SECOND MORTGAGE
Trust Deed

HERSCHEL I. STRAUSS & NAOMI ELLEN STRAUSS

TO

BANK OF COMMERCE & INDUSTRY



MAIL TO: BANK OF COMMERCE & INDUSTRY
6100 N. NORTHWEST HIGHWAY
CHICAGO, IL 60631

27069657
GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT