

# UNOFFICIAL COPY

TRUST DEED

27148601

**THIS IS A  
SECOND MORTGAGE**

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT WITNESSETH, That the undersigned as grantors, of City of Melrose  
Park County of Cook and State of Illinois, for and in consideration  
of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to  
First State Bank and Trust Company of Franklin Park, a banking association, as Trustee, of Franklin Park, Illi-  
nois, (herein referred to as "Trustee") the following described Real Estate, with all improvements thereon,  
situated in the County of Cook in the State of Illinois, to wit:

Lot 159 in Frederick H. Bartlett's Grand Farms Unit "F" being a subdivision  
of that part of the East 1/2 of the East 1/2 of the North West 1/4 of Section 29,  
Township 40 North, Range 12 East of the Third Principal Meridian, lying North of  
the center line of Grand Avenue according to the Plat thereof recorded May 29,  
1939, as Document No. 1231975 in Cook County, Illinois.

~~Principal~~ Amount of Loan is \$5000.00 plus accrued interest

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of  
Illinois.

Grantors agreed to pay all taxes and assessments on said property when due, to keep the buildings  
thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to  
keep the property tenantable and in good repair and free of liens. In the event of failure of Grantors to  
comply with any of the above covenants, then Trustee is authorized to attend to the same and pay the bills  
therefor, which shall with 50% interest thereon, become due immediately, without demand.

AS FURTHER SECURITY Grantors hereby assign, transfer and set over to Trustee all the rents, issues and  
profits of said premises, from and after this date, and authorize it to sue for, collect and receipt for the same,  
to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof,  
to rent the said premises as it may deem proper and to apply the money arising to the payment of the in-  
debtedness secured hereby, or to any advancements made as aforesaid, and it shall not be the duty of Trustee  
to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing payment of any advances made as aforesaid and of the  
principal sum and interest thereon in accordance with the terms, provisions and conditions of a certain Instal-  
ment Note of even date herewith, in the principal sum of \$5893.68, wherein the undersigned prom-  
ise to pay to the order of the First State Bank and Trust Company of Franklin Park, in 24 installments  
as follows: \$ 245.57 on the 15th day of July, 19 84, and the same amount  
on the 15th day of each month thereafter, except that the final installment shall be the unpaid balance,  
with interest at the rate of 14.50 after maturity.

When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the holder  
of said Note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof,  
there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and ex-  
penses which may be paid or incurred by or on behalf of Trustee or the holder of said note for attorneys' fees,  
trustee's fees, outlays for documentary evidence, stenographers' charges, publication costs and costs of procuring  
all abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data  
and assurances with respect to title.

All rights conferred upon said Trustee or holder of the Note hereunder are in addition to any rights con-  
ferred upon said Trustee or holder under the terms of any security agreement from time to time in force creating  
a security interest in personal property to secure payment of said Note. Any foreclosure action may be brought  
hereunder before, after or during the pendency of any action brought to enforce any such security interest.

Witness our hands and seals this 9th day of June, 19 84.

X Frederick J. Morgan (SEAL)  
Frederick J. Morgan

Florence A. Morgan (SEAL)  
Florence A. Morgan

THIS INSTRUMENT WAS PREPARED BY:  
P. Kulick-10101 W. Grand Franklin Pk., IL

- Over -

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STATE OF Illinois  
Cook County, IL

I, Hope A. Pingitore  
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Fredrick J. & Florence A. Morgan, his wife who are \_\_\_\_\_ 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 homestead.  
Given under my hand and Notarial Seal this 9th day of June A.D. 1984

My Commission expires \_\_\_\_\_, 19\_\_\_\_ *Jose A. Pinter*  
My Commission Expires February 1986.

Property of Cook County Clerk's Office

27148601

27148601  
262230

**Trust Deed and Note**

Fredrick J. Morgan &  
Florence A. Morgan, his wife

TO

**FIRST STATE BANK & TRUST COMPANY**  
**OF FRANKLIN PARK**  
10101 WEST GRAND AVENUE  
FRANKLIN PARK, ILLINOIS 60131



MAIL TO:  
**FIRST STATE BANK & TRUST CO.**  
FRANKLIN PARK  
10101 WEST GRAND AVENUE  
FRANKLIN PARK, ILLINOIS 60131

Revised from ECDP/ILLICORP & JOHNSON, INC., Chicago 31298-500

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**END OF RECORDED DOCUMENT**