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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

27162486

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That GEORGE HELMICH AND BETTY HELMICH, HIS WIFE

-----AS JOINT TENANTS-----

(hereinafter called the Grantor), of 2425 Church Street, Des Plaines, Illinois 60016
(No. and Street) (City) (State)

for and in consideration of the sum of Two Thousand and no/100*plus interest as specified below** Dollars
in hand paid, CONVEY AND WARRANT to GOLF MILL STATE BANK
of 9101 Greenwood Avenue, Niles, Illinois 60648
(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 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 Des Plaines County of Cook and State of Illinois, to-wit:

The East 90 feet (except the South 270 feet thereof) of the West Half of the West Half of Lot 5 in Fredrich Meinhausen's Division of lands in Sections 15 and 16, Township 41 North, Range 12 East of the Third Principal Meridian, (except however the North 40 feet and the East 10 feet of the tract which has been dedicated for roads) in Cook County, Illinois.

Hereby releasing and waiving all liens 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 GEORGE HELMICH AND BETTY HELMICH, HIS WIFE; AS JOINT TENANTS
justly indebted upon one collateral ~~XXXXXX~~ promissory note bearing even date herewith, payable

**in lawful money of the United States to the order of Golf Mill State Bank at its office in Niles, Illinois, the sum of \$2,000.00 with interest at the rate of 15.00 percent per annum on the said principal sum plus finance charges in the sum of \$327.28. Such principal and interest and finance charges to be payable in instalments as follows: 24 monthly instalments of \$50.97 each, beginning July 25, 1984 and on the 25th day of each and every month thereafter until fully paid except that the final payment shall be due on the 25th day of June, 1986, if not sooner paid.

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, 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; 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 so to insure, or pay taxes or assessments, or of prior incumbrances of 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 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 in 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 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, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether in law or in equity 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: GEORGE HELMICH AND BETTY HELMICH, 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, GOLF MILL STATE 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, this 25th day of June, 19 84

George Helmich (SEAL)
GEORGE HELMICH
Betty Helmich (SEAL)
BETTY HELMICH

This instrument was prepared by Karen Pruban, Admin. Asst., Golf Mill State Bank,
(NAME AND ADDRESS) 9101 Greenwood Avenue
Niles, IL 60648

Property of Cook County Illinois
MORTGAGE

27162486

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, _____, JUL--6-84 916568 27162486 A -- REC 10.00
the undersigned, _____, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that GEORGE HELMICH AND BETTY HELMICH

personally known to me to be the same person^s whose name^s 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 25th day of June, 1984

(Impress Seal Here)

Karen M. Huben
Notary Public

Commission Expires My Commission Expires Nov. 23, 1986

27162486

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27162486

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO



GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT