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GEORGE E. COLE
LEGAL FORMS

FORM NO. 2202
April, 1980

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

27307103

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

27307103 A - 00 10.00

THIS INDENTURE WITNESSETH, That LAWRENCE DAVIDSON AND JILL DAVIDSON, his wife, jointly
(hereinafter called the Grantor), of 716 Indian Road, Glenview, Illinois 60025

for and in consideration of the sum of Twenty Six Thousand Four Hundred Forty Seven and 21/100 plus interest Dollars as specified in hereinafter, CONVEY AND WARRANT to GOLF MILL STATE BANK of 9101 Greenwood Avenue, Niles, Illinois 60648

as Trustee and 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, situate in the County of COOK and State of Illinois, to-wit:

Lot 19 in Block 5 in George F. Nixon and Company's North Shore Forest Preserve being a subdivision of Lots 20 and 21 in County Clerk's Division of Section 31, Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded August 15, 1925 as Document No. 8996049 in Cook County, 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 is justly indebted upon one promissory note or notes bearing date herewith, payable

**one collateral

*in lawful money of the United States to the order of Golf Mill State Bank at its office in Niles, Illinois, the sum of \$26,447.21 with interest thereon at the rate of Prime plus 1/2 per cent, Floor of 10%, payable in 50 monthly installment of \$442.00 each, plus interest beginning November 12, 1984 and on the same date of each month thereafter, and a final installment of \$369.21 on October 12, 1989. The principal amount of said indebtedness and interest if not paid when due shall bear interest after due date at the highest lawful rate then in effect in the State of Illinois. "Prime Rate" means the rate of interest announced by the Bank as its Prime Rate.

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 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, 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 grantor 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 of 2.5 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 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 2.5 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 documents, evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decrees, shall be paid by the Grantor; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor 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 charge 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: LAWRENCE DAVIDSON AND JILL DAVIDSON, his wife, jointly

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 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 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 First Mortgage to Elmhurst Federal Savings & Loan dated 9/24/80 as document #25596403

Witness the hand and seal of the Grantor this 13th day of October, 1984.

Lawrence Davidson (SEAL)
LAWRENCE DAVIDSON

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

Jill Davidson (SEAL)
JILL DAVIDSON

This instrument was prepared by N. Drewes, Golf Mill State Bank, 9101 Greenwood Avenue, Niles, IL (NAME AND ADDRESS)

