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85308743

TRUST DEED

This Indenture, WITNESSETH, That the Grantor Henry M. Sorensen and wife Valerie Sorenson, as joint tenants

of the City of Chicago, County of Cook and State of Illinois

for and in consideration of the sum of Four thousand five hundred three and 00/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA Trustee

of the City of Chicago, County of Cook and State of Illinois 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, gas and plumbing apparatus and fixtures, and every thing 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 130 in Plum Grove Countryside Unit No. 6 being a Subdivision of part of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 19, 1963, as document No. 18829918, in Cook County, Illinois.

Also known as: 2098 Adams, Rolling Meadows, Illinois. Permanent Tax No.: 02-26-307-010-0000 K

THIS IS A JUNIOR MORTGAGE

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 Henry M. Sorensen and wife Valerie Sorenson, as joint tenants justly indebted upon one principal promissory note, bearing even date herewith, payable

Unique Contractors, Inc., assigned to Lakeview Trust & Savings Bank

payable in 60 successive monthly installments each of \$5.25 due monthly on the note commencing on the 1st day of Jan 1964 and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon... (2) To pay prior to the first day of June in each year, all taxes and assessments... (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... (6) To place such insurance in companies acceptable to the holder of the first mortgage indebtedness... (7) To pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable... (8) To procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay off prior incumbrances and the interest thereon from time to time, and all money so paid, the grantor... agree... to repay immediately without demand, and the same with interest thereon from the date of payment at seven 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 seven 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 complainant in connection with the foreclosure hereof - including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including 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 taxes and 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 annulled, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor... for said grantor... and for the heirs, executors, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor... or to any party claiming under said 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.

IN THE EVENT of the death, removal or absence from said Cook County of the grantor, or of his refusal or failure to act, then

Thomas F. Bussey

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 grantor 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 18th day of November A. D. 1965

Henry M. Sorensen (SEAL)  
Valerie Sorenson (SEAL)

85308743

UNOFFICIAL COPY

11/00

Box No. 140

# Trust Deed

HENRY & VALERIE SORENSEN

3098 ADAMS

Rolling Meadows Illinois 60008

TO

GERALD E. SIKORA Trustee

LAKEVIEW BANK

3301 N. ASHLAND

CHICAGO, ILLINOIS 60657

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL COOPER STORES

1141 West Belmont

CHICAGO, ILLINOIS 60641

LAKEVIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60657  
312/525-2180

DEPT-01 RECORDING \$11.00  
T#3333 TRAN 0127 12/04/85 13:37:00  
# 0 \* - 50 - 50 - 43

65-308743

Property of Cook County Clerk's Office

I, Ellen Sugerman  
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that Henry M. Sorensen and wife  
 Valerie Sorensen, as joint tenants  
 personally known to me to be the same person, whose name a re. 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.  
 Witness my hand and Notarial Seal, this November day of 1984 A. D. 1984

Notary Public: *Ellen Sugerman*

State of Illinois }  
 County of Cook } 455