

UNOFFICIAL COPY

THIS INDENTURE, WITNESSETH, That Ronald Rotblatt and Toni Scott Rotblatt, his wife,
in joint tenancy
(hereinafter called the Grantor), of 2211 Valencia Drive Northbrook, Illinois
(No. and Street) (City) (State)
for and in consideration of the sum of Twenty-five thousand and no/100 Dollars
in hand paid, CONVEYS AND WARRANTS to Bank of Northfield
of 400 Central Avenue Northfield Illinois
(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 fol-
lowing 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 Village
of Northbrook County of Cook and State of Illinois, to-wit:

SEE ATTACHED

12.00

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 Ronald Rotblatt and Toni Scott Rotblatt, his wife in joint tenance
justly indebted upon their principal promissory note bearing even date herewith, payable

to the Bank of Northfield in the amount of \$25,000.00 due February 25, 1987
any extensions or renewals thereof

PERM TAX ID# 04-21-200-051-1022

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon 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) the 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 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 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 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, 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, shall 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 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: Ronald Rotblatt and Toni Scott Rotblatt, his wife in joint tenancy

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 Northfield 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, on this 25th day of August, 1986.

Ronald Rotblatt (SEAL)
Toni Scott Rotblatt (SEAL)

Mailed To: Bank of Northfield
400 Central Avenue Northfield, Illinois 60093
(NAME AND ADDRESS)

This instrument was prepared by Amy L. Pucka

BOX 333-WJ

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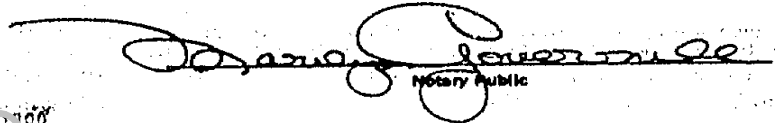
STATE OF Illinois }
COUNTY OF Cook } ss.

I, Marilyn Governile, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Rotblatt & Toni Rotblatt

personally known to me to be the same person & whose name & 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 a 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 August, 1986.

(Impress Seal Here)


Notary Public

Commission Expires Feb 25, 1988

COOK COUNTY CLERK'S
FILED FOR RECORD

1986 OCT 21 PM 12:46

86489290

BOX No.

SECOND MORTGAGE

Trust Deed

TO

86489290

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0 6 4 8 9 2 9 0

Unit 19A2211V, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as 'parcel'):

Certain lots, or portions thereof, of LaSalceda Subdivision, a Subdivision of the North half of Section 21, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat of Subdivision thereof recorded on January 16, 1973 as Document No. 22188817, in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Basements, Restrictions and Covenants and By-laws for Villas Salceda Phase 1 Condominium made by American National Bank and Trust Company of Chicago, as Trustee, under Trust No. 25933, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 22037494, together with its undivided percentage interest in the common elements as set forth in said Declaration, as amended from time to time, which percentages shall automatically change in accordance with declarations as same are filed of record pursuant to said Declaration and together with additional common elements as such amended declarations are filed of records, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby, in Cook County, Illinois.

ADDRESS-2211 Valencia Drive Northbrook, Illinois 60062

86489230

Clerk's Office

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