

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

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CAUTION: Consult a lawyer before using or acting under this form, whether the purchaser for the benefit of the grantor or the grantor, and make any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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THIS INDENTURE WITNESSETH that Mayer H. Channon and Vivian R. Channon, husband and wife

(hereinafter called the Grantor), of 4133 Greenwood Skokie, Illinois

for and in consideration of the sum of Ten thousand three hundred twenty seven and 52/100---(\$10,327.52) Dollars

in hand paid, CONVEY AND WARRANT to GOLF MILL STATE BANK of 9101 Greenwood Niles, Illinois

as Trustee, and to 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 of said premises, situated in the County of Cook and State of Illinois, to-wit:

Above Space For Recorder's Use Only

LOT 23 (EXCEPT THE EAST 30 FEET THEREOF) AND THE EAST 20 FEET OF LOT 24 IN ROBERT W. KENDLER'S ADDITION TO SKOKIE WOODS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

11.00

Permanent Real Estate Index Number(s) 10-15-424-058 WS ALL  
Address(es) of premises 4133 Greenwood Skokie, Ill.

IN TRUST, nevertheless, for the purpose of the trust herein, the principal premises of note being 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 \$10,327.52 plus interest thereof at the rate of Ten (10.00%) percent per annum from October 24, 1986. Said principal and interest to be payable in 48 monthly installments of \$262.07 commencing November 25, 1986 with the final payment due and payable October 25, 1990, if not sooner paid. Interest shall be increased to the rate of 18.00% per annum after maturity or default until all liabilities are paid.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, with the interest thereon, when and in said note, notes or records, or according to any agreement extending time of payment. (2) To pay when due in full, or in installments, all taxes and assessments against said premises, and on demand to exhibit receipts therefor. (3) With thirty days after destruction or damage to said premises, to cause the same to be repaired or replaced, or to accept buildings new or at any time on said premises insured, in compliance with the grantee herein, or to cause the same to be insured, with a policy or policies acceptable to the holder of the first mortgage indebtedness, with loss payable to the holder of the first mortgage, and to maintain the same insured, with a policy or policies acceptable to the Trustee herein as their interests may appear, which policies shall be kept in full force and effect until the indebtedness is paid. (6) To pay all prior incumbrances, and the interest thereon, at the time and times when and in the manner and to the order of the holder of the said indebtedness, may prosecute such insurance, or pay such taxes or assessments, or make such purchases and pay such taxes and assessments, or pay all prior incumbrances, and the interest thereon, from time to time, and whenever the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of such default, at the rate of 18.00% per annum, until the same is paid in full.

IN THE EVENT of failure to insure, or pay taxes, or assessments, or the proceeds of such insurance, or to make such purchases and pay such taxes and assessments, or pay all prior incumbrances, and the interest thereon, from time to time, and whenever the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of such default, at the rate of 18.00% per annum, until the same is paid in full.

IN THE EVENT of a breach of any of the above covenants, in agreement with the holder of the first mortgage, the Grantor shall, at the option of the legal holder thereof, without notice, pay the same, with interest, due and payable, and with costs, thereon, from time to time, and whenever the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of such default, at the rate of 18.00% per annum, until the same is paid in full.

IT IS AGREED by the Grantor that all expenses and disbursements incurred in behalf of plaintiff in connection with the foreclosure hereof -- including reasonable attorney's fees, outlays for document preparation, stenographer's charges, costs of printing and filing abstract showing the whole title of said premises embracing notes, mortgages, deeds, and all other instruments, and the like expenses and disbursements, shall be paid by the Grantor, and the like expenses and disbursements shall be paid by the Grantor. All such expenses and disbursements shall be an additional lien on said premises, which shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor shall the same be stayed, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor, the Grantor's heirs, assigns, executors, administrators and assigns of the Grantor, waives all right to the possession, use and enjoyment of said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the possession of said premises shall be taken by the Trustee herein, and the Grantor, or his heirs, assigns, executors, administrators and assigns, shall be liable for the collection of the rents, issues and profits of the said premises.

The name of a record owner: Mayer H. Channon & Vivian R. Channon, husband and wife

IN THE EVENT of the death of the Grantor, the County of the premises, or if the Grantor refuses or fails to act, then the County of Cook, Illinois, shall be the Trustee of the premises, and the Trustee shall have the right to sell the premises, and the proceeds of such sale shall be used to pay the indebtedness, and the balance, if any, shall be paid to the heirs, assigns, executors, administrators and assigns of the Grantor.

and if for any like cause the first successor fails to refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be the Trustee of the premises, and when all of the above covenants and other conditions are performed, the grantor or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to Trust Deed made to Leonard W. Hagg dated October 5, 1973 as document no. 22514-001.

Witness the hand and seal of the Grantor this 24th day of October 1986  
Mayer H. Channon (SEAL)  
Mayer H. Channon

Please print or type name(s) below signature(s)  
Vivian R. Channon (SEAL)  
Vivian R. Channon

MAIL TO: GOLF MILL STATE BANK  
This instrument was prepared by D. ROBISON GOLF MILL STATE BANK 9101 Greenwood Niles, Ill. 60648.

36 505 974

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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mayer H. Channon and Vivian R. Channon

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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 official seal this 24th day of October, 1986.

(Impress Seal Here)

" OFFICIAL SEAL "  
DEBORAH A. ROBISON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/4/92

  
\_\_\_\_\_  
Notary Public

Commission Expires

Property Cook County Clerk's Office

BOX No.

SECOND MORTGAGE

Trust Deed

TO

86 505 974

GEORGE E. COLE  
LEGAL FORMS