

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

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86177951

This Indenture, WITNESSETH, That the Grantor **TIMOTHY T. ROMMEL and BARBARA J. ROMMEL,**
his wife

of the Village of Hanover Park County of Cook and State of Illinois
for and in consideration of the sum of Four Thousand Eight Hundred and no/ 100 Dollars
in hand paid, CONVEY. AND WARRANT to JOSEPH DEZONNA, 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 Village of Hanover Park County of Cook and State of Illinois, to-wit:
Lot 2 in Block 54 in Hanover Highlands, Unit #7, a subdivision of part of the Northeast 1/4 and part of the Northwest 1/4 of Section 30, Township 41 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, commonly known as 7842 Kingsbury, Hanover Park, Illinois.

Permanent Tax No. 07-30-104-002

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 **TIMOTHY T. ROMMEL and BARBARA J. ROMMEL, his wife**
justly indebted upon their one retail installment contract
to FOXX VALLEY CONSTRUCTION CO. and assigned to Northwest National Bank

payable in 60 successive monthly installments each of 116.72 due
on the note commencing on the 29th day of May 1986, and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

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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 against said premises... (3) Within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises... (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 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... IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all accrued 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 compliance 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... 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... 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 grantee, or of his refusal or failure to act, then

Thomas S. Larsen 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 4th day of April A. D. 19 86

Timothy T. Rommel (SEAL)
Barbara J. Rommel (SEAL)

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Box No. 246

SECOND MORTGAGE

Trust deed

TIMOTHY T. ROMMEL and

BARBARA J. ROMMEL, his wife

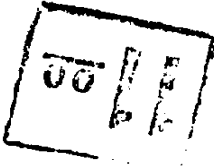
TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Robert E. Nowicki

Northwest National Bank
3985 Milwaukee Ave.
Chicago, Illinois 60641



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DEPT-01 RECORDING \$11.00
T#3333 TRAN 1195 05/06/86 09:43:00
#1890 # 1 * 06-177951

Property of Cook County Clerk's Office

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I, STANLEY J. NICOLAU
County of LAKE }
State of Illinois }
a Notary Public in and for said County, in the State aforesaid, do hereby certify that TIMOTHY T. ROMMEL AND
BARBARA J. ROMMEL, his wife
personally known to me to be the same person, whose name is 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 4th day of April A. D. 19 86
Notary Public