

UNOFFICIAL COPY

This instrument was prepared by Amy Pecka 400 Central Avenue Northfield, IL 60093

Witnes the hand and seal of the Grantor, this 28th day of July 1985

Bank of Northfield 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 that successor in this trust, and if for any like cause said 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 the 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.

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 that successor in this trust, and if for any like cause said 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 the second successor in this trust.

It is Agreed by the Grantor that all expenses and disbursements incurred in connection with the foreclosure hereof, including reasonable attorney's fees, of costs for documentary evidence, stenographer's charges, cost of procuring or compiling abstract showing the whole life of said premises embracing foreclosure decree—shall be paid by the Grantor; and the like expenses and disbursements, occasioned by any 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, and shall be taxed as costs and included in any foreclosure proceedings; which proceeding, whether de- cree 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 or other agent's fees, and the costs of 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 with- out notice to the Grantor, or any party claiming under the Trust Deed, 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 a breach of any of the aforesaid covenants or agreements, including principal and all earned interest, shall, at the option of the legal holder thereof, become immediately due and payable, and with interest thereon from time of such breach at eight per cent per annum, which interest shall be recoverable by foreclosure hereof, or by suit at law, or both; the same as if all of said indebtedness had then matured by the terms hereof.

IN THE EVENT of failure to insure, or pay taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of failure to pay any taxes or assessments, 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 file 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 will be a lien in full upon the date of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.

86351529

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1986 AUG 13 PM 12:59  
86351529

951214 5

11 90

UNOFFICIAL COPY

BOX No.

SECOND MORTGAGE  
Trust Deed

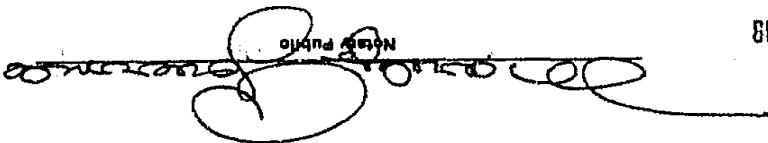
TO

86351529

Property of Cook County Clerk's Office

Commission Expires Feb. 28, 1988

(Impress Seal Here)

  
Notary Public

Given under my hand and notarial seal this 28th day of July, 1986.

waiver of the right of homestead.

Instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and  
appeared before me this day in person and acknowledged that they signed, sealed and delivered the said  
personally known to me to be the same person, whose name is subscribed to the foregoing instrument,

I, Marilyn Governille, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank S. & Anna H. Bender

STATE OF Illinois }  
COUNTY OF Cook }  
SS.