

any liability of The Columbia National Bank of Chicago, is attached.

TRUST DEED

SECOND MORTGAGE (ILLINOIS)

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87654633

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Columbia National Bank of Chicago as Trustee, U/T/A dated 2/4/84, Trust #1841

(hereinafter called the Grantor), of 2231 Walnut St., Park Ridge, Illinois

for and in consideration of the sum of Seven Thousand Five Hundred & No/100 (\$7,500.00) Dollars

in hand paid, CONVEY AND WARRANT S to Edison Credit Union an IL corp. under the IL Credit Union Act, of 300 W. Adams, Suite 330, Chicago, IL 60606

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 121 in Block 1 in L.R. McDonald's Park Ridge North being the North 1/2 of the South East 1/4 of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian and the East 165 feet (measured at right angles to East Line thereof) of the North East 1/4 of the South West 1/4 of Section 22 Aforesaid in Cook County, Illinois. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-22-418-004
Address(es) of premises: 2231 Walnut St., Park Ridge, IL

INTRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor is justly indebted upon a principal mortgage bearing even date herewith, payable

to Edison Credit Union in the principal amount of \$7,500.00, payable in 18 monthly installments of \$450.51, bearing interest at the rate of 10% per annum, as per the tenor of the said Installment Note.

This instrument is executed by COLUMBIA NATIONAL BANK OF CHICAGO not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by COLUMBIA NATIONAL BANK OF CHICAGO, are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against COLUMBIA NATIONAL BANK OF CHICAGO by reason of any of the covenants, statements, representations or warranties contained in this instrument.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and 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) 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, 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 first Mortgagee or Trustee 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 10% 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 10% 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, outlays 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 on 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, 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 to any person 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: Columbia National Bank of Chicago as Trustee, U/T/A dated 2/4/84, Trust #1841

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 Chicago Title & Trust Company of said County is hereby appointed to be first successor in this trust; and if for any like cause any 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 of 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.

This trust deed is subject to first mortgage of The First National Bank of Chicago, dated 11/8/77 and recorded as Document No. 24201006 and re-recorded as Document No. 24264025

Witness the hands and seal of the Grantor this 1st day of December, 1987

Columbia National Bank of Chicago as Trustee, U/T/A dated 2/4/84, Trust #1841 (SEAL)

Please print or type name(s) below signature(s)

BY: [Signature] (SEAL)
BY: [Signature] (SEAL)

MATT, TO:

This instrument was prepared by JOEL GOLDMAN, Esq., 2 Crossroads of Commerce, Suite 560, Rolling Meadows, IL 60008

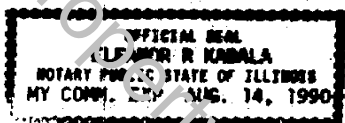
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State of Illinois )  
                          ) SS.  
County of Cook )

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Judith Brown, Vice President of COLUMBIA NATIONAL BANK OF CHICAGO, and Phyllis J. Witwicki, Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Cashier then and there acknowledged that she, as custodian of the corporate seal of this Bank, did affix the corporate seal of said Bank to said instrument as her own free and voluntary act and as the free and voluntary act of said Bank, as Trustee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30 day of December, 1987, A.D.



Elmer R. Kabala  
Notary Public

My Commission expires: \_\_\_\_\_

87654533

Property of Cook County Clerk's Office

BOX No

SECOND MORTGAGE

Trust Deed

TO

MAIL TO:

JOEL GOLDMAN  
ATTORNEY AT LAW  
TWO CROSSROADS OF COMMERCE  
ROLLING MEADOWS, IL 60008

GEORGE E. COLE®  
LEGAL FORMS

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In witness whereof, the undersigned, any individual, or Columbia National Bank of Chicago, is added.

RIDER ATTACHED TO TRUST DEED AND MADE  
A PART HEREOF TO THAT CERTAIN NOTE  
DATED December 1, 1987  
EDISON CREDIT UNION, AS MORTGAGEE  
("TRUSTEE"), and Columbia National Bank of Chicago as  
Trustee, U/T/A dated 2/4/84, Trust #1841  
AS MORTGAGORS ("GRANTORS")

Notwithstanding anything to the contrary contained herein, the Mortgagor ("Grantor") does further covenant and agree that it will not transfer or cause to be transferred or suffer an involuntary transfer of any interest, whether equitable or legal, and whether possessory or otherwise in the mortgaged premises to any third party, including, but not limited to, conveyance by deed or assignment of beneficial interest or Articles of Agreement for Deed or Installment Contract for Deed, so long as the debt secured hereby subsists, and further that in the event of any such transfer by the Mortgagor ("Grantor"), the Mortgagee ("Trustee") may, in its sole discretion, and without notice to the Mortgagor ("Grantor"), declare the whole of the debt hereby secured immediately due and payable, and may avail itself of all rights and remedies, without necessity of election, provided to Mortgagee ("Trustee") under this certain Trust Deed and Installment Note.

Grantors may prepay principal balance secured herein (undersigned obligors may prepay the principal balance of this Note) at any time without penalty.

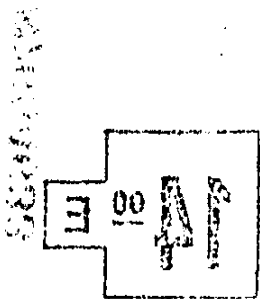
Columbia National Bank of Chicago as Trustee,  
U/T/A dated 2/4/84, Trust #1841

BY: Frederic M. Brown  
A.U.P.

BY: John A. Weir  
John A. Weir

This instrument is executed by COLUMBIA NATIONAL BANK OF CHICAGO, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by COLUMBIA NATIONAL BANK OF CHICAGO, are undertaken by it solely as Trustee, as aforesaid and not by itself, and no personal liability shall be asserted or be enforceable against COLUMBIA NATIONAL BANK OF CHICAGO by reason of any of the covenants, statements, representations or warranties contained in this instrument.

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