

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY 87313766

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

THIS INDENTURE WITNESSETH, That GERALD L. WILLIAMS  
and WENDY S. WILLIAMS, his wife

(hereinafter called the Grantor), of 639 S.  
Mallard Dr., Palatine, IL 60067

87313766

for and in consideration of the sum of Ten and no/100-----  
----- Dollars

in hand paid, CONVEY AND WARRANT to Citizens  
National Bank of Danville, Kentucky  
of P.O. Box 229, Danville, Kentucky

Above Space For Recorder's Use Only

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:

Lot 17 in Block 3 in Hunting Ridge Unit No. 1, being a Subdivision in Section 21 and 28, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, on January 12, 1968, as Document Number 20377710, in Cook County, Illinois.

02-21-407-017-0000 GAO  
M.

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 is justly indebted upon a principal promissory note bearing even date herewith, payable on the following terms:

Interest only for the first year, payable quarterly, at Citizens National Bank's prime rate, and

Beginning February 1, 1988 and for the next 71 months, payments of principal and interest in the amount of Three Thousand Fifteen and 33/100 Dollars (\$3,015.33), said payments to end on January 1, 1994.

ADDRESS: 639 S. MALLARD, PALATINE, ILL. 60067

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, 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 on 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 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 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 to so 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, such being 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 Citizens National Bank's prime plus 1 1/2 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 documenting 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 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 shall the same 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 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 said premises.

The name of a record owner is: Gerald L. Williams and Wendy S. Williams, his wife

IN THE EVENT of the death or removal from said ----- County of the grantee, or of his resignation, refusal or failure to act, then ----- 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 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 easements, restrictions and covenants of record.

Witness the hand S. and seal S. of the Grantor this 22nd day of December, 1986

Gerald L. Williams (SEAL)  
Gerald L. Williams

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

Wendy S. Williams (SEAL)  
Wendy S. Williams

This instrument was prepared by P.J. Molohon, 17 W. Railroad Ave., Palatine, IL 60067.  
(NAME AND ADDRESS)

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# UNOFFICIAL COPY


STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Patrick J. Molohon, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald L. Williams and Wendy S. Williams, his wife

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 22nd day of December, 19 86.

(Impress Seal Here)

  
Notary Public

Commission Expires 10/23/88

DEPT-01 RECORDING \$12.25  
TF1111 TRAN 1641 06/09/87 15:49:00  
#4557 # A \*-87-313766  
COOK COUNTY RECORDER



87313766

BOX No.

SECOND MORTGAGE

Trust Deed

TO

PATRICK J. MOLOHON  
ATTORNEY ID 07046  
17 W. RAILROAD AVE.  
PALATKA, ILL. 60067  
93-3117



87313766

GEORGE E. COLE  
LEGAL FORMS