

TRUST DEED

SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

101673 11/11

THIS INDENTURE WITNESSETH that DANIEL A. KVISTAD,  
KRISTINA A. KVISTAD and CHRISTOPHER G.  
KVISTAD (hereinafter called the Grantor), of 4601  
KASSON CHICAGO, ILLINOIS

-88-470184

for and in consideration of the sum of TEN AND 00/100s  
and other valuable consideration Dollars  
in hand paid, CONVEY AND WARRANT to GREATER  
NORTHERN ILLINOIS MANAGEMENT COMPANY  
of P.O. BOX 1131 MELROSE PARK, ILLINOIS.

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 34 IN BLOCK 3 IN ELSTON AVENUE ADDITION TO IRVING PARK,  
BEING A SUBDIVISION OF LOT 4 OF THE COUNTY CLERK'S DIVISION  
OF LOT 1 AND 7 TO 15 OF FITCH AND MACOX'S SUBDIVISION (See andendum)

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) 13-15-218-016-0000  
Address(es) of premises 4601 KASSON CHICAGO, ILLINOIS 60630

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein  
WHEREAS, The Grantor is justly indebted upon principal promissory note bearing even date herewith, payable

in a mortgage note in the amount of \$25,000, 5 year  
balloon at 10% per annum, payable in monthly payments  
of \$209.00 per month.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein provided, on 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 incurred; (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 herein authorized to place such insurance in companies  
acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first to the Trustee of Mortgagee, and secondly to the  
Trustee herein as their interests may appear, which policies shall be left and remain with the said Trustee 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 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 the charge or discharge any tax lien or title affecting said  
premises or pay all prior incumbrances and the interest thereon from time to time, and if they so pay, 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 of the Grantor, the principal and all earned interest,  
shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest the cost from time of such breach  
at 10% per cent per annum, shall be recoverable by foreclosure, or by suit at law, 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, and of incurred in behalf of plaintiff in connection with this foreclosure hereof —  
including reasonable attorney's fees, outlays for documentary evidence, notary public'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, if caused 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 upon said premises, shall be taxed as costs and included in any decree that may be rendered in  
such foreclosure proceedings, whether proceeding, whether decree in sale shall have been entered or not, shall not be dismissed, nor release herein given,  
until all such expenses and disbursements, and the costs of such proceedings, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs,  
executors, administrators and assigns of the Grantor, shall retain 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 the said premises.

The name of a record owner is DANIEL A. KVISTAD, KRISTINA J. KVISTAD, CHRISTOPHER G. KVISTAD

IN THE EVENT of the death or removal of said Grantor and  
CHRISTOPHER G. KVISTAD COOK County of the grantee, or of his resignation, refusal or failure to act, then

and if for any like cause said first successor, or failure or refusal 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 IS SUBJECT TO ITS TERMS AND CONDITIONS ONLY

Witness the hand and seal of the Grantor this 13 day of October 1988

Please print or type names of  
before signatures: DANIEL A. KVISTAD

KRISTINA J. KVISTAD (SEAL)

CHRISTOPHER G. KVISTAD (SEAL)

This instrument was prepared by [Name and Address]

THIS MORTGAGE IS A SECOND MORTGAGE

-88-470184

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, TIMOTHY P. NANCE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL A. KVISTAD, KRISTINA J. KVISTAD AND CHRISTOPHER G. KVISTAD

personally known to me to be the same persons whose names 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 13 day of OCTOBER, 1988.



Timothy P. Nance  
Notary Public

Commission Expires \_\_\_\_\_

BOX No. --88-478184

SECOND MORTGAGE  
**Trust Deed**

MAIL TO: \_\_\_\_\_ TO \_\_\_\_\_

DAN KVISTAD

3054 AZTA MARBEE PL 60164



GEORGE E. COLE  
LEGAL FORMS

# UNOFFICIAL COPY

88478184

## ADENDUM

AFFIX TO LEGAL DESCRIPTION

OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH,  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

DEPT-01 \$13.25  
1#111 TRAN 9542 10/18/88 09:10:00  
#3582 # A \*--88--478184  
COOK COUNTY RECORDER

88478184

13 db

UNOFFICIAL COPY

Property of Cook County Clerk's Office