

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

88500279

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.

THIS INSTRUMENT WITNESSETH That **George E. Dykes and Cheryl P. Dykes (his wife)** (hereinafter called the Grantor), of **2620 South Oak Park Ave., Berwyn, Illinois**

for and in consideration of the sum of **Ten and 00/100** Dollars

in hand paid, CONVEY AND WARRANT to **Merchandise National Bank of Chicago** of **Merchandise Mart Plaza, Chicago, Ill.**

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 43 (except the S. 9 feet) & the S. 13 1/2 feet of Lot 44 in Block 1 in J. H. Curtis' Addition to Berwyn, a Subdivision of that part of the E. 1/2 of the SW 1/4 of Section 30, Township 39 N., Range 13, East of the Third Principal Meridian, lying N. of Railroad, in Cook County, Illinois.**

Permanent Real Estate Index Number(s) **16-30-306-026**  
Address(es) of premises: **2620 South Oak Park Avenue Berwyn, Illinois 60402**

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein WHEREAS, The Grantor is justly indebted upon a **Real Estate Installment Contract** bearing even date herewith, payable to **Kafka, Inc.** and assigned to **Merchandise National Bank of Chicago** in 60 monthly installments of \$130.00, with the first installment due 11/13/88. Net proceeds of \$5,650.00 at an annual percentage rate of 13.50%.

88500279

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, with 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 repair 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 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 they 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 **13.50** 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 **13.50** 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 shall any hereof given, until all such expenses and disbursements, and the cost 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: **George E. Dykes and Cheryl P. Dykes (his wife)**

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 and if for any like cause his 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 **88-500279**

Witness the hand and seal of the Grantor this **24th** day of **July**, 19 **88**

X **George E. Dykes** (SEAL)  
X **Cheryl P. Dykes** (SEAL)

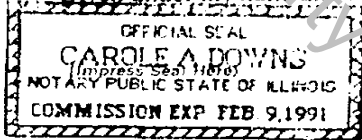
This instrument was prepared by **Kafka, Inc. 7 North Longcommon Riverside, Illinois** (NAME AND ADDRESS)

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, CAROLE A. DOWNS, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George E. Dykes AND Cheryl P. Dykes 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 24th day of July, 1988



Carole A. Downs  
Notary Public

Commission Expires 2-9-91

Property of Cook County Clerk's Office

88500279

BOX No. - BOX 422

SECOND MORTGAGE

**Trust Deed**

George E. Dykes and  
Cheryl P. Dykes

2620 S. Oak Park  
Berwyn, Illinois 60402

TO

Merchandise National Bank of Chicago

Merchandise Mart  
Chicago, Illinois 60654

GEORGE E. COLE  
LEGAL FORMS