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88520781

THIS INDENTURE WITNESSETH, That William R. Peppers
and Sharon K. Peppers, his wife

DEPT-01 \$12.00
T#4444 TRAN 3536 11/10/88 10:08:00
#2341 # D # -88-520781
COOK COUNTY RECORDER

(hereinafter called the Grantor), of
105 E. Morse Dr. Northlake, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Forty Three Thousand
Eight Hundred Fifty Two and 20/100 Dollars
in hand paid, CONVEY AND WARRANT to
Northlake Bank
of 26 W. North Ave. Northlake, Il.
(No. and Street) (City) (State)

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

Above Space For Recorder's Use Only

and State of Illinois, to-wit:
Lot 22 in Block 7 in Midland Development Company's Northlake Village, a
a Subdivision of the North half of the North West Quarter of Section 5,
Township 39 North, Range 12, East of the Third Principal Meridian (except
South 308.7 feet of West 208.7 feet East of Wolf Road of North West Quarter
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): 15/05/111/012

Address(es) of premises: 105 E. Morse Dr., Northlake, Il. 60164

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

In 59 monthly payments of \$730.87 beginning November 29, 1988
and each consecutive month thereafter, with a final payment of
\$730.87 due on October 29, 1993.

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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 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, 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 said
Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior indebtedness, and the interest thereon, at the time or times when
the same shall become due and payable.

IN THE EVENT of failure to insure, or pay taxes or assessments, or the principal or 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 12.50 per cent per annum
shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants and 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 the maximum per cent per annum allowable by law, 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 attorneys fees, outlays for documentary evidence, stenographer's charges, cost of procuring and 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 Grantor 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, which proceeding, whether decree of sale shall have been entered or not, shall
not be dismissed, nor release hereof given, and 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 and charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner: William R. Peppers & Sharon K. Peppers, 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 Chicago Title Insurance Company 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 trustee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to none

Witness the hand and seal of the Grantor this 29th day of October, 19 88

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

William R. Peppers (SEAL)
WILLIAM R. PEPPERS

Sharon K. Peppers (SEAL)
SHARON K. PEPPERS

This instrument was prepared by Tammy Pietraroaso c/o Northlake Bank 26 W. North Ave.
(NAME AND ADDRESS) Northlake, Illinois 60164

\$12.00

UNOFFICIAL COPY

STATE OF Illinois } ss.
COUNTY OF DuPage }

I, Jean Seiden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Peppers and Sharon K. Peppers,
his wife,

personally known to me to be the same person^s whose name^s 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 29th day of October, 1988.

(Impress Seal Here)

Jean Seiden
Notary Public

Commission Expires 5/7/89

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10/29/88

BOX No.

SECOND MORTGAGE

Trust Deed

WILLIAM R. PEPPERS

SHARON K. PEPPERS

TO

NORTHLAKE BANK

26 W. NORTH AVE.

NORTHLAKE, IL. 60164