

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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1988 MAY 12 PM 2:09

88202756

CAUTION: Consult a lawyer before using this form, especially when:
A. A mortgage is being refinanced; and B. Interest is being added

THIS INSTRUMENT WITNESSETH that Alderson H. Morrison Jr.
and Mildred M. Morrison, his wife
Keystone, (hereinafter called the Grantor(s))
20021 S. 60443

88202756

for and in consideration of the sum of Five Thousand and No/Cents
Dollars

in hand paid, CONVEY AND WARRANT to Beverly Bank-
Matteson, an Illinois Banking Corporation
Rt. 30 & Kostner Av., Matteson, 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 12 in Block 2 in Arthur T. McIntosh and Company's Crawford Countryside
Unit No. 1 in the North East quarter of Section 15, Township 35 North,
Range 13, East of the Third Principal Meridian.
PIN# 31-15-20-004 CKA: 20021 S. Keystone, Matteson, Il. 60443

1200

Hereby releasing and waiving all rights in, 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
WITH AS The Grantor is justly indebted for \$5,000.00 principal promissory note bearing even date herewith payable
in 60 months of principal and interest to mature on 5-5-93
This Trust Deed covers all renewals, conversions, or extensions of the
promissory note mentioned above.

754254 (12/1)

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon, ~~therein~~ 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 on
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 keep
Trustee herein as their interests may appear, which policies shall be kept and remain with the said Mortgagee or Trustee until the indebtedness is fully
paid, (6) to pay all prior encumbrances, 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 encumbrances 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 encumbrances, 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 11.50 percent 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 lender hereof, without notice, become immediately due and payable, and with interest thereon from time of such breach
at 11.50 percent per annum shall be recoverable by foreclosure thereof, or by suit at law, or both, the same. 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 copying or 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 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,
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 the said premises.

The name of a record owner is Alderson H. Morrison and Mildred M. Morrison, 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 & Trust 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 grantee or his successor in
trust, shall release said premises to the party entitled, on receiving his reasonable charges.

XXXXXXXXXXXXXXXXXXXX

Witness the hand, S. and seal S. of the Grantor this 30th day of April 1988

Alderson H. Morrison Jr. (SEAL)
Mildred M. Morrison (SEAL)

Please print or type names (if
below signature(s))

MAIL TO

This instrument was prepared by Lynne Tumej, Beverly Bank Matteson, Rt. 30 & Kostner Ave.
(NAME AND ADDRESS) Matteson, Illinois 60443

80415

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alderson H. Morrison and Mildred M. Morrison, his wife

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 5th day of May, 1989

(Impress Seal Here)

Vera J. Stace
Notary Public

Commission Expires My Commission Expires March 7, 1989

Property of Cook County Clerk's Office

BOX No

SECOND MORTGAGE Trust Deed

Alderson H. Morrison Jr. and
Mildred M. Morrison

TO

Beverly Bank-Matteson

Rt. 30 & Kostner Av., Matteson, IL.

20021 S. Keystone
Matteson, IL. 60443

BEVERLY BANK-MATTESON
RT. 30 at KOSTNER AVE
MATTESON, ILLINOIS 60443

GEORGE E. COLE
LEGAL FORMS