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THIS INDENTURE WITNESSETH, That Jacob Kraft and Patricia L. Kraft, His Wife, as joint tenant (hereinafter called the Grantor), of 1224 N. 36th Ave., Melrose Park, IL (No. and Street) (City) (State)

89565783

for and in consideration of the sum of Fifteen Thousand and 00/100 Dollars

in hand paid, CONVEY s AND WARRANT s to Northlake Bank of 26 W. North Avenue, Northlake, IL (No. and Street) (City) (State)

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 five (5) (except the North 122.0 feet thereof) in Block four (4) in Henry Soffel's Third Addition to Melrose Park, in the West half (W 1/2) of Section 4, Township 39 North, Range 12, East of the Third Principal Meridian, 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): 15-04-303-039
Address(es) of premises: 1224 N. 36th Avenue, Melrose Park, IL

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

*** \$378.03 on the 14th day of December, A.D. 1989;
\$378.03 on the 14th day of each and every month thereafter for 59 months,
and a final payment of \$378.03 on the 14th day of November, A.D. 1994

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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 or 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 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, and the proceeds, 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 incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

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IN THE EVENT of failure 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 as 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 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 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 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 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 cost of suit, including attorney 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 is Jacob Kraft and Patricia L. Kraft, His Wife, as joint tenants

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 _____ 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 None

Witness the hand and seal of the Grantor this 14th day of November, 1989.

Please print or type name(s) 89-565783 below signature(s)

Jacob Kraft (SEAL)
Jacob Kraft

Patricia L. Kraft (SEAL)
Patricia L. Kraft

This instrument was prepared by Susan J. Keenan, Northlake Bank, 26 W. North Avenue., Northlake, IL (NAME AND ADDRESS)

RETURN TO BOX 48

Form 87-362 Bankforms, Inc.

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF DuPage } ss.

I, Jean K. Seiden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack Kraft and Patricia Kraft

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 the 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 14th day of November, 19 89.

(Impress Seal Here)

Jean K. Seiden
Notary Public

Commission Expires May 7, 1993

Property of Cook County Clerk's Office

BOX No. 4565733

SECOND MORTGAGE
Trust Deed

Jacob & Patricia Kraft
1224 N. 36th Ave.
Melrose Park, IL

TO

Northlake Bank
26 W. North Avenue
Northlake, IL 60164