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TRUST DEED (MORTGAGE) VARIABLE RATE

THIS INSTRUMENT, dated December 21, 1988, between Robert L. Lacey

and Merry Sue Lacey, his wife

of the Village of Palatine, County of Cook State of Illinois (hereinafter called "Grantors") and BOULEVARD BANK NATIONAL ASSOCIATION, a national banking association doing business in the City of Chicago, County of Cook, State of Illinois, together with its successors and assigns, called the "Trustee":

WITNESSETH:

WHEREAS, Grantors are indebted to the Trustee in the principal sum of SIXTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by the Grantor's Note and Security Agreement (hereinafter called the "Agreement"), providing for periodic payments as called for therein, with the balance of the indebtedness, if not paid at an earlier date, due and payable on December 21, 1989.

NOW THEREFORE, to secure the payment, in accordance with the provisions of the Agreement of said indebtedness, and the performance of all other covenants, agreements and obligations of the Grantors under the Agreement and hereunder, the Grantors hereby COVENANT and WARRANT to the Trustee the following described real estate (hereinafter called the "premises") situated in the Village of Palatine, County of Cook, State of Illinois, to wit:

Lot 3 (except the east 16 feet thereof) and lot 4 and the south 10 feet of the east 140.25 feet of lot 2 (except the east 16 feet thereof) in following described property beginning at the north east corner of the north west 1/4 of the south west 1/4 of section 14, Township 42 north, range 10 east of the third principal meridian running thence west 17 rods thence south 20 rods thence east 17 rods thence north 20 rods to point of beginning said property being also known and described as lots 1 to 6 inclusive in block 2 in Jewel Woods subdivision of the north west 1/4 of the south west 1/4 of section P.S.N. 02-14-302-007-0000, 02-14-302-011-0000 & 02-14-302-015-0000 (Over)

together with all improvements, tenements, appurtenances, fixtures and appurtenances now or hereafter thereto belonging, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, and all rents, issues and profits thereof or therefrom; hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The Grantors covenant and agree: (1) to pay said indebtedness, and all other amounts that may be payable under the Agreement as provided in the Agreement or according to any agreement extending the time of payment; (2) to pay, before any penalty attaches, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after any destruction or damage, to rebuild or restore all buildings and improvements on the premises that may have been destroyed or damaged; (4) that waste to the premises shall not be committed or suffered; (5) to keep all buildings and other improvements now or hereafter on the premises insured against such risks, for such amounts and with such companies and under such policies and in such form, all as shall reasonably be satisfactory to the legal holder of the Agreement, which policies shall provide that loss thereunder shall be payable first to the holder of any prior encumbrance on the premises and second to the Trustee, as their respective interests may appear, and, upon request, to furnish to the Trustee or to the legal holder of the Agreement satisfactory evidence of such insurance; and (6) to pay, when due, all indebtedness which may be secured by any prior encumbrances on the premises.

The Grantors further agree that, in the event of any failure to so insure, or pay taxes or assessments, or pay the indebtedness secured by any prior encumbrances, either the Trustee or the legal holder of the Agreement may, from time to time, but need not, procure such insurance, or pay such taxes and assessments, or discharge or purchase any tax lien or title affecting the premises, or pay the indebtedness securing any prior encumbrances on the premises; and the Grantors agree to reimburse the Trustee or the legal holder of the Agreement, as the case may be, upon demand, for all amounts so paid, together with interest thereon at the highest lawful contract rate from the date of payment to the date of reimbursement, and the same shall be so much additional indebtedness secured hereby.

The Grantors further agree that, in the event of a breach of any of the aforesaid covenants or agreements, or of any covenants or agreements contained in the Agreement, the indebtedness secured hereby shall, at the option of the legal holder of the Agreement, without demand or notice of any kind, become immediately due and payable and shall be recoverable by foreclosure hereof, or by suit at law, or both, to the same extent as if such indebtedness had matured by its express terms.

The Grantors further agree that all expenses and disbursements paid or incurred on behalf of the Trustee or the legal holder of this Agreement in connection with the foreclosure hereof (including reasonable attorneys' fees, outlays for documentary evidence, stenographers' charges and cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree) shall be paid by the Grantors; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Trustee or the legal holder of the Agreement, as such, may be a party, shall also be paid by the Grantors. All such expenses and disbursements shall be an additional lien upon the premises, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor the release hereof given, until all such expenses and disbursements, and the costs of suit, including attorneys' fees have been paid. The Grantors, for the Grantors and for the heirs, executors, administrators, successors and assigns of the Grantors, waive all right to the possession of and income from the premises pending such foreclosure proceedings, and agree 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 Grantors, or to any party claiming under the Grantors, appoint a receiver to take possession or charge of the premises with power to collect the rents, issues and profits of the premises.

71-95-021

7195021 V. KING F. IALL

RECORDED

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Property of Cook County Clerk's Office

10, township 42 north, range 10 east of the third principal

Property Address: 156 East Sherman
Palatine, IL 60067

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The Trustee shall, upon receipt of its reasonable fees, if any, for the preparation of such release, release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid; and the Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after the maturity thereof, produce and exhibit to the Trustee the Agreement, representing that all indebtedness secured hereby has been paid, which representation the Trustee may accept as true without further inquiry.

The lien of this Trust Deed is subject and subordinate to the lien of any prior encumbrance of record on the premises.

The term "Grantors" as used herein shall mean all persons signing this Trust Deed and each of them, and this Trust Deed shall be jointly and severally binding upon such persons and their respective heirs, executors, administrators, successors and assigns.

All obligations of the Grantors, and all rights, powers and remedies of the Trustee and the holder of the Agreement, expressed herein shall be in addition to, and not in limitation of those provided in the Agreement or by law.

WITNESS the hand(s) and the seal(s) of the Grantors as of the day and year first above written.

(X) Robert L. Lacey (Seal) (X) Merry Sue Lacey (Seal)
Robert L. Lacey (Seal) Merry Sue Lacey (Seal)

This instrument prepared by:

Joannine M. Dava, Boulevard Bank National Association, 400-410 N. Michigan Avenue
Chicago, IL 60611 (Name and Address)

PROPERTY ADDRESS: 156 E. Sherman, Palatino, IL. 60067

STATE OF ILLINOIS)
COUNTY OF Cook) ss

I, a Notary Public in and for the State and County aforesaid, do hereby certify that Robert L. Lacey and Merry Sue Lacey, his wife personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he (she, they) signed and delivered said instrument as his (her, 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 27 day of December, 1988.

Catherine M. Lockman
Notary Public
My Commission Expires October 17, 1989

MAIL TO:
BOULEVARD BANK NATIONAL ASSOCIATION
410 NORTH MICHIGAN AVENUE
CHICAGO, IL. 60611
ATTN: AL Fino

Box 193

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