

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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Comm'n

THIS INDENTURE WITNESSETH, That WEST HIGHLAND HOLDINGS, INC., an Ill. corp., and BLAZER INVESTMENT GROUP, an Ill. corp. (hereinafter called the Grantor), of

for and in consideration of the sum of SIXTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 Dollars in hand paid, CONVEY AND WARRANT to ALBERT LEB and JOAN LEB of 3500 Lee St., Skokie, IL 60076

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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 9 IN S. ROGERS TOUHY'S ROGERS AVENUE SUBDIVISION OF THAT PART OF BLOCK 1 OF ORIGINAL PLAT OF ROGERS PARK LYING NORTH OF THE SOUTH LINE OF BRYAN AVENUE AND WEST OF THE WEST LINE OF FOREST AVENUE IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-30-413-013-0000
Address(es) of premises: 1740 Jarvis, Chicago, IL

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein WHEREAS The Grantor is justly indebted upon principal promissory note bearing even date herewith, payable Over twelve (12) months, 9% interest due January 12, 1990

COOK COUNTY ILLINOIS

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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 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 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.

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 9 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 legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach at 18 percent 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 document preparation, stenographer's charges, cost of procuring or compiling 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 a decree of sale shall have been entered or not, shall not be dismissed, but decree 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. WEST HIGHLAND HOLDINGS, INC., an Ill. corp.,

The name of a record owner is BLAZER INVESTMENT GROUP, an Ill. corp.

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 Leb Management Co. of said County is hereby appointed to be first successor in this trust, and if for any like cause no 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 1st mortgage

Witness the hand and seal of the Grantor this 12 day of January, 1989 WEST HIGHLAND HOLDINGS, INC.

By: Malcolm M. Liff, Pres. (SEAL)
BLAZER INVESTMENT GROUP

By: Douglas S. Kerkel, Pres. (SEAL)

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

This instrument was prepared by Thomas L. Johnson, 380 S. Schmale, Carol Stream, IL 60188 (NAME AND ADDRESS)

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STATE OF Ill
COUNTY OF Cook } ss.

I, Thomas J. [Signature], a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Melvin H. Witt & Douglas S. [Signature]

Reignaut personally known to me to be the same persons whose names 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 12 day of January, 1985

(Impress Seal Here)

[Signature]
Notary Public

Commission Expires 3/19/89

Property of Cook County Clerk's Office

BOX No.

SECOND MORTGAGE
Trust Deed

TO

BOX 333-GG

Mail to Johnson & Weston PC.
380 S. Schmale RD
Carol Stream, IL
60185

12345678

GEORGE E. COLE
LEGAL FORMS