

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

89243160

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THIS INDENTURE WITNESSETH, That **Nathaniel Hudson and Diane Hudson (his wife)**

(hereinafter called the Grantor), of

2320 South 13th Avenue Broadview, Ill.
(No. and Street) (\$10.00) (City) (State)

for and in consideration of the sum of **Ten Dollars** Dollars

in hand paid, CONVEY AND WARRANT to **Merchandise National Bank of Chicago** of **Merchandise Mart Plaza Chgo, Ill.**
(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:

The South 50 feet of Lot 57 in Broadview, a Subdivision of Section 22, 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): **15-22-211-022**

Address(es) of premises: **2320 South 13th Avenue Broadview, Illinois 60153**

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon a ~~XXXXXXXXXXXXXXXXXXXX~~ bearing even date herewith, payable **retail installment contract**

to **Suburban Remodeling** and assigned to **Merchandise National Bank of Chicago**, in **180 monthly installments** in the amount of **\$237.92**, with the first payment due **June 22, 1989**. Net Proceeds in the amount of **\$16,200.00**, at an annual percentage rate of **16.00%**.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter 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 to the 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 become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances, and the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or charge 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 **16.00** 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 **16.00** per cent per annum, shall be recoverable by foreclosure in court, 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 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 or 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 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 **Nathaniel Hudson and Diane Hudson (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

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

Witness the hand and seal of the Grantor this **25th** day of **March**, 19 **89**

X *Nathaniel Hudson* (SEAL)
Nathaniel Hudson

X *Diane Hudson* (SEAL)
Diane Hudson

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

This instrument was prepared by **Suburban Remodeling Co., Inc. 1107 So. Mannheim Rd. Westchester, Illinois 60154**
(NAME AND ADDRESS)

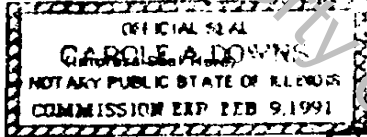
UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Carole A. Downs, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nathaniel Hudson and Diane Hudson (his wife) (J)

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 25th day of March, 19 89



Carole A. Downs
Notary Public

Commission Expires

. DEPT-01 472.00
. T43333 TRAN 0857 05/30/89 12:12:50
. 49215 + C * - 89 - 243160
. COOK COUNTY RECORDER

890312150



BOX No BOX 422
SECOND MORTGAGE
Trust Deed

Nathaniel Hudson &
Diane Hudson, his wife (J)
2320 South 13th Avenue
Broadview, Illinois 60153

TO

Merchandise National Bank of Chicago
Merchandise Mart Plaza
Chicago, Illinois 60654

BOX 422
GEORGE E. COLE
LEGAL FORMS