

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INDENTURE WITNESSETH, That RAYMOND J. COLLINS AND JEAN A. COLLINS, HIS WIFE

(hereinafter called the Grantor), of 1010 W. Clarendon Rd.
ARLINGTON HEIGHTS, IL. 60004
(No. and Street) (City) (State)

89254937

for and in consideration of the sum of TEN THOUSAND DOLLARS
EVEN Dollars

in hand paid, CONVEY AND WARRANT to Angela Shy
As Trustee
of 25 E. CAMPBELL ST. ARLINGTON HEIGHTS, IL. 60005
(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 83 IN SHERWOOD BEING A SUBDIVISION OF LOT 1 OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO KNOWN AS THE SOUTH WEST QUARTER OF SECTION 19 AFORESAID (EXCEPT THE WEST 78 ACRES THEREOF MORE OR LESS AND EXCEPT THE SOUTH 25 FEET FOR HIGHWAY) AS PER PLAT THEREOF RECORDED JULY 10, 1930 AS DOCUMENT 10701276, IN COOK COUNTY AND WAIVING

Permanent Real Estate Index Number: 03-19-309-008
Address(es) of premises: 1010 W. CLARENDON RD. ARLINGTON HEIGHTS, IL. 60004

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor is justly indebted up on ON Principal promissory note bearing even date herewith, payable IN 83 INSTALLMENTS OF \$ 182.90 EACH AND A FINAL INSTALLMENT OF \$ 182.90 BEGINNING ON 6-24-1989 AND CONTINUING ON THE SAME DAY OF EACH SUCCESSIVE MONTH THEREAFTER UNTIL FULLY PAID TO ARLINGTON FEDERAL SAVINGS & LOAN. FOR THE SUM OF TEN THOUSAND DOLLARS EVEN. PAYABLE TO ARLINGTON HEIGHTS FEDERAL SAVINGS & LOAN ASSOCIATION,.

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; (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 first 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 of NINE 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 NINE 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 exemplifying 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 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'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 one 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: RAYMOND J. COLLINS AND JEAN A. COLLINS, 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 ROBERT KOWALL 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 successors in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to n/a

Witness the hand and seal of the Grantor this 5th day of MAY, 1989

Raymond J. Collins (SEAL)
RAYMOND J. COLLINS

Jean A. Collins (SEAL)
JEAN A. COLLINS

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

This instrument was prepared by DONNA NIEMANN ARLINGTON FEDERAL SAVINGS & LOAN
(NAME AND ADDRESS) 25 E. CAMPBELL ST.
ARLINGTON HEIGHTS, IL. 60005

89254937

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, MARY ANN MENSCHING, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAYMOND J COLLINS & JEAN A COLLINS HIS WIFE

personally known to me to be the same person a 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, 19 89.

OFFICIAL SEAL
MARY ANN MENSCHING
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 25, 1991

Mary Ann Mensching
Notary Public

Commission Expires _____

50071037

DEPT-01 \$12.00
T#5555 TRAN 06/06/89 11:17:00
#0271 E *-39-254937
COOK COUNTY RECORDER

BOX No. _____
SECOND MORTGAGE
Trust Deed

VICKI LARUCCI
CONSUMER LENDING

ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION
25 EAST CAMPBELL STREET
ARLINGTON HEIGHTS, ILLINOIS 60005



89254937
3/2/89

GEORGE E. COLE®
LEGAL FORMS