

TRUST DEED SECOND MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

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Handwritten note: A0023260 Rick

THIS INDENTURE WITNESSETH That RICHARD OTTO PETERSON AND DEBRA CURTIS PETERSON (hereinafter called the Grantor), of 5950 N. Avondale Chicago, Illinois 60631 for and in consideration of the sum of FIFTY THOUSAND FOUR HUNDRED SIXTY NINE AND 72/100 Dollars in hand paid, CONVEY AND WARRANT to BANK OF COMMERCE AND INDUSTRY of 6100 N. NORTHWEST HWY. CHICAGO, ILLINOIS 60631

DEPT-01 \$12.25 T#1111 TRAN 0091 06/07/89 09:09:00 #0193 # A * - 87 - 256571 COOK COUNTY RECORDER

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 EASTERLY 35 FEET OF THE WESTERLY 150 FEET (MEASURED ON THE SOUTHERLY LINE OF LOT 1) OF LOT 1 IN BLOCK 26 OF NORWOOD PARK BEING PART OF SECTION 6 AND 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS P.I.N. 13-06-400-025

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor is justly indebted by an principal promissory note bearing even date herewith, payable in Eighty Four (84) successive monthly instalments of SIX HUNDRED AND 83/100 (600.83) DOLLARS beginning June 20, 1989 and thereafter on the same day of each subsequent month until paid in full.

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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 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 moneys so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 14 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 16.03 per cent per annum, shall be recoverable by foreclosure hereof, 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, 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 of 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 to take possession and charge of said premises with power to collect the rents, issues and profits of such premises.

The name of a record owner is RICHARD OTTO PETERSON AND DEBRA CURTIS PETERSON IN THE EVENT of the death, removal from said COOK County of the grantee, or of his resignation, refusal or failure to act, then BANK OF COMMERCE AND INDUSTRY 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 S. and seal S. of the Grantor this 18th day of May, 1989

Please print or type name(s) below signature(s) BANK OF COMMERCE & INDUSTRY BY Dolores Labuda Investment Loan Officer

Handwritten signatures and seals of RICHARD OTTO PETERSON and DEBRA CURTIS PETERSON

This instrument was prepared by Michael G. Tomeczko, C/O Bank of Commerce & Industry 6100 N. Northwest Highway Chicago, Illinois 60631

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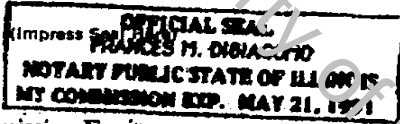
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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, FRANCES DI GIACOMO, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD OTTO PETERSON AND DEBRA CURTIS PETERSON

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 notarial seal this 18th day of May, 1989



Frances M. Di Giacomo
Notary Public

Commission Expires

Property of Cook County Clerk's Office

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BOX No.

SECOND MORTGAGE
Trust Deed

RICHARD OTTO PETERSON AND DEBRA CURTIS PETERSON
TO

BANK OF COMMERCE & INDUSTRY

ADDRESS OF PROPERTY:

5950 N. Avondale
Chicago, Illinois 60631

MAIL TO:

Bank of Commerce & Industry
6100 N. Northwest Highway
Chicago, Illinois 60631

