

90466968

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THIS INDENTURE WITNESSETH, That William F. Petrasko Jr. and Joyce A. Petrasko, as joint tenants

(hereinafter called the Grantor), of

173 Westward Ho Drive, Northlake, IL, 60164

for and in consideration of the sum of Eighteen Thousand and NO/100--- (\$18,000.00) Dollars

in hand paid, CONVEY AND WARRANT to Northlake Bank

of 26 W. North Ave., Northlake, IL, 60164

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:

Above Space For Recorder's Use Only

LOT 14 IN BLOCK 11 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE UNIT NO. 6 A SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 11, TOWNSHIP 40 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: 12-31-402-014

Address(es) of premises: 173 Westward Ho Drive, Northlake, IL, 60164

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

WHEREAS, The Grantor is justly indebted upon their principal promissory note bearing even date herewith, payable

59 monthly payments of \$395.89 beginning October 14, 1990 and each month thereafter;

1 final payment of \$395.89 due on September 14, 1995

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as provided 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, or to build or restore all buildings or improvements on said premises that may have been destroyed or damaged, (4) the 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, (6) the 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 Eleven 1/2 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 the maximum per cent per annum allowable by law, 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 made or incurred in behalf of plaintiff in connection with the foreclosure hereof including reasonable attorneys fees, outlays for documentary evidence, stenographer's charges, cost of printing or completing abstract showing the whole title of said premises embracing foreclosure proceedings, 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 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 of and charge with said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is William F. Petrasko Jr. and Joyce A. Petrasko

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 Northlake Bank of said County is hereby appointed to be first successor in this trust; and in 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 First Mortgage with Hinsdale Federal Savings Bank

Witness the hand and seal of the Grantor this 14th day of September, 1990

William F. Petrasko Jr. (SEAL)  
William F. Petrasko Jr.

Joyce A. Petrasko (SEAL)  
Joyce A. Petrasko

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

This instrument was prepared by Northlake Bank, J. Seiden, 26 W. North Ave., Northlake, IL, 60164

ad INVESTORS TITLE INC.

90466968

THIS MORTGAGE IS A SECOND MORTGAGE

1305

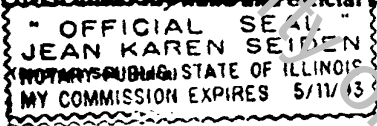
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) ss.

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William F. Petrasko Jr. and Joyce A. Petrasko, as joint tenants \_\_\_\_\_

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 14th day of September, 1990.



Jean Karen Seiden  
Notary Public

Commission Expires May 11, 1993

90466968

Cook County Clerk's Office

BOX No. \_\_\_\_\_

SECOND MORTGAGE  
**Trust Deed**

TO \_\_\_\_\_