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90468170

THIS INDENTURE WITNESSETH That James P. and Mary G. Sullivan, his wife

(hereinafter called the Grantor, of 6329 W. 157th Street, Oak Forest, IL

for and in consideration of the sum of Ten and 00/100 Dollars

in hand paid, CONVEY AND WARRANT to Beverly Bank of 8811 W. 159th Street, Orland Hills, IL

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 2 in Dawn's Country Ridge unit number 1, of part of the southwest quarter of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian.

PIN # 28-173-15-00-200-00

DEPT-01 RECORDING \$13.00
T45555 TRAN 6319 09/26/90 11:08:00
#9874 \$ E * -90-468170
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

90468170

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 upon an instrument note dated August 11 1990 payable to the order of and delivered to the Trustee, in and by which the Grantor promises to pay the principal sum of Twenty Thousand and 00/100 DOLLARS, 20,000.00 monthly installments of interest only each beginning September 11 1990 and a final installment of unpaid principal plus interest on February 11, 1991 and all of said indebtedness is made payable at such times as the holders of the note may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the holder Beverly Bank 8811 W. 159th Street, Orland Hills, IL 60477

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, 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 of Mortgages, 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 grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or file a lien against 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 5% per cent per annum shall be so much of said total 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 accrued 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 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all or 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 this foreclosure hereof, including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing a 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 grantor 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 his 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 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 James P. Sullivan and Mary G. Sullivan

IN THE EVENT of the death or removal from said COOK County of the grantor, or of his resignation, refusal or failure to act, then of said County is hereby appointed to be his 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 First Mortgage held by Dovanmuhle

Witness the hand B and seal B of the Grantor this 11th day of August 1990

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

James P. Sullivan (SEAL)
Mary G. Sullivan (SEAL)
90468170

This instrument was prepared by Beverly Bank, 8811 W. 159th Street, Orland Hills, IL 60477

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UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook

I, Bobbie J. Hanton, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James P. and Mary G. Sullivan

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 one 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 11th day of August, 1990.

(Impress Seal Here)



Bobbie J. Hanton
Notary Public

Commission Expires _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE

90468170

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO _____

Deliver To:
David W. Kueow
Beverly Bank
3811 W. 159th St.
Orland Hills, IL
60477
Box 90