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THIS INDENTURE WITNESSETH, That John C. Toohar and  
Maureen A. Toohar, his wife

(hereinafter called the Grantor), of  
8556 S. Parkside Burbank Illinois  
(No. and Street) (City) (State)

90493384

for and in consideration of the sum of Seven Thousand Five  
Hundred Eighty Five and 38/100 Dollars

in hand paid, CONVEY AND WARRANT to  
Cole Taylor Bank  
of 7601 S. Cicero Chicago Illinois  
(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 22 in Block 1 in Highland Subdivision, being a subdivision of the West 3/4 of the South East 1/4 of the South East 1/4 of Section 32, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois according to plat thereof recorded 6/7/26 as Document #9299126.

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): 19-32-411-039  
Address(es) of premises: 8556 S. Parkside Burbank Illinois

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein  
WHEREAS, The Grantor is justly indebted upon principal promissory note bearing even date herewith, payable in the principal amount of \$7,585.38 for the note dated September 21, 1990

90493384

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 in taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) Within sixty days after destruction or damage to or loss of all buildings or improvements on said premises that may have been destroyed or damaged; (4) To waste or commit waste 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; such 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 11.00 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 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 on 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 attorneys fees, outlays for documentary evidence, stenographer's charges, cost of recording 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 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 the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending any 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 the said premises.

The name of a record owner is John C. Toohar and Maureen A. Toohar, his wife  
Cook County of the grantee, or of his resignation, refusal or failure to act, then Cole Taylor Bank of said County is hereby appointed to be first

successor in this trust. 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, hereby appointed to be second successor in this trust. And when all of the aforesaid covenants and agreements are performed, the grantor 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 21st day of September, 1990

John C. Toohar (SEAL)  
John C. Toohar

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

Maureen A. Toohar (SEAL)  
Maureen A. Toohar

This instrument was prepared by Cole Taylor Bank, Helen Barker, 7601 S. Cicero Chicago, Illinois  
(NAME AND ADDRESS)

# UNOFFICIAL COPY

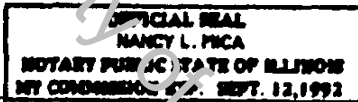
STATE OF Illinois }  
COUNTY OF Cook } ss.

I, NANCY L. MICA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John C. Toohar and Maureen A. Toohar, his wife

personally known to me to be the same person whose name 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 21st day of September, 19 90.

(Impress Seal Here)



Nancy L. Mica  
Notary Public

Commission Expires Sept 12, 1992

DEPT-01 RECORDING \$13.00  
TRAN 2946 10/11/90 15:26:00  
#2000 #H \*-90-499384  
COOK COUNTY RECORDER

BOX No.

SECOND MORTGAGE

Trust Deed

TO  
COLE TAYLOR BANK  
P. O. BOX 697  
LOMBARD, ILLINOIS 60148-0697



90499384