

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INDENTURE WITNESSETH, That Bhrett C. Green
and Virginia M. Green

30575113

(hereinafter called the Grantor), of 2342 Vernon St.
Blue Island, Illinois

(No. and Street) (City) (State)

for and in consideration of the sum of Four Thousand, Three
Hundred and no/100 (\$4,300.00) Dollars

DEPT-01 RECORDING 113 00
188588 TRON 8211 11/27/90 12 00 00
#3484 HIR # - 90 30575113
COOK COUNTY RECORDER

in hand paid, CONVEY AND WARRANT to FIRST STATE
BANK OF ALSIP, hereinafter called Mortgagee

of 11346 S. Cicero Alsip, Illinois 60658

Above Space For Recorder's Use Only

A Corporation existing under the laws of the State of Illinois

as Trustee and to his successors, heirs, assigns and assigns, 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 32 (Except the East five feet thereof) and Lot 33 (Except the West five feet thereof) in the Resubdivision of Block 2 of Fairmont a Subdivision of lots 2 and 3 in Assessor's Division of the West 1/2 of the Southwest 1/4 of Section 30, Township 37 North, Range 14, 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/ 25-30-309-025

Address(es) of premises: 2342 Vernon Street Blue Island, Illinois 60406

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 as set forth therein:

Payable in sixty(60) installments of \$98.39 each beginning November 24, 1990 and continuing thereafter until paid in full.

30575113

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 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 money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at _____ 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 _____ per cent 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 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 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 rescinded 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 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: Bhrett C. Green and Virginia M. Green (his wife)

IN THE EVENT of the death, disability, removal from said _____ County of the grantee, or of his resignation, refusal or failure to act, then _____ of said County to hereby appoint _____ of said County to be the receiver in this trust. And when all of the aforesaid covenants and agreements of the Grantor in this trust, shall release said premises to the party entitled, on receiving the full amount of the indebtedness.

This trust deed is subject to _____

Witness the hand and seal of the Grantor this _____ day of _____, 19____

Bhrett C. Green (SEAL)

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

Virginia M. Green (SEAL)

This instrument was prepared by _____ (NAME AND ADDRESS)

13.00

30575113

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STATE OF Illinois }
COUNTY OF Cook } SS.

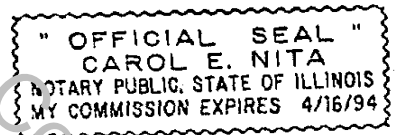
I, Carol E. Nita, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brett C. Sheen and Virginia M. Sheen personally known to me to be the same persons whose name I are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ 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 16th day of November, 1990

(Impress Seal Here)

Carol E. Nita
Notary Public

Commission Expires 4-16-94



Property of Cook County Clerk's Office

90575113

ILLINOIS
BOX No.

SECOND MORTGAGE
Trust Deed

TO

GEORGE E. COLE®
LEGAL FORMS