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DEPT-01 RECORDING #13.25
T43333 TRAN 1595 12/13/90 10:12:00
#1333 \$ C *-90-605992
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That Michael Jones, Individually
and Mike's Metal Fab, Inc., A Corporation
(hereinafter called the Grantor), of Schiller Park
Illinois
(City and Street) (City) (State)

for and in consideration of the sum of _____ Dollars

in hand paid, CONVEY AND WARRANT to MARSHALL
WIKEY, Executor of the Estate of Arnold Wikey
of Deceased, of San Jose, California
(City and Street) (City) (State)

90605992

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 EAST 61 FEET OF THE WEST 128.12 FEET OF THE EAST 424.36 FEET OF THE SOUTH 340 FEET OF THE NORTH 928 FEET (EXCEPT THE SOUTH 136.0 FEET THEREOF) OF THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-22-100-155
Address(es) of premises: 8329 W. Byron, Schiller Park, Illinois

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

As per the terms and provisions of a note, a copy of which is attached hereto and fully incorporated herein.

THE GRANTEE covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon as herein and in said note or notes provided, on 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 first 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 12 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 12 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 documents, 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 payable 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 proceedings, 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 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 Mike's Metal Fab, Inc., an Illinois Corporation
IN THE EVENT of the death or removal from said _____ County of the grantee, or of his resignation, refusal or failure to act, then

_____ 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 a first mortgage recorded prior hereto

Witness the hand and seal of the Grantor this 30th day of October, 1990.

Mike's Metal Fab, Inc. (SEAL)
By: Michael Jones
Michael Jones, Its President (SEAL)
MICHAEL JONES, PERSONALLY

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

MAIL TO: ✓

This instrument was prepared by
FRANK G. ROUX, LTD
1233 S. RAND ROAD
LAKE ZURICH, IL
60047

FORM 400 (REV. 11-89)

12/13/90

UNOFFICIAL COPY

SECOND MORTGAGE
Trust Deed

BOX No. _____

TO _____



MADE TO

FRANK G. ROUX, LTD
1333 S. BRAD ST
LAKE ZURICH, IL
60047

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

"OFFICIAL SEAL"
FRANK G. ROUX
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/21/92

Commission Expires _____

[Signature]
Notary Public

(Impress Seal Here)

Given under my hand and official seal this 30th day of OCTOBER, 1990

wavier of the right of homestead.

instrument as HS free and voluntary act, for the uses and purposes therein set forth, including the release and appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said personally known to me to be the same person whose name IS subscribed to the foregoing instrument.

I, FRANK G. ROUX State aforesaid, DO HEREBY CERTIFY that MICHAEL JONES, BUILDING and/or President of MIKE'S METAL FAB, INC. LAKE ZURICH, ILLINOIS subscribed to the foregoing instrument.

STATE OF ILLINOIS
COUNTY OF LAKE
ss. _____

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