

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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3001-1300

THIS INDENTURE WITNESSETH that Foster D. Chambers
and Teresa A. Chambers

(hereinafter called the Grantor), of
500 South 52nd Avenue Lellwood, Illinois

for and in consideration of the sum of Fifty-Seven Thousand
Seven Hundred Thirty-One & 40/100's --- Dollars
in hand paid, CONVEY AND WARRANT to
CANDICE CO., INC.

of F.O. 108#285 Lorwyn, Illinois

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

DEPT-01 RECORDING \$13.25
T#3333 TRAN 5877 01/09/90 13:47:00
#9104 * -90-014300
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

south 240 feet) in E.A. Cummings and Company's Garden Home Addition being a subdivi-
sion of the Northwest Fractional 1/4 South of the Indian Foundry Line of Sec-
tion 8 and that part of the East 1/2 of the Southwest 1/4 of Section 8 aforesaid
South of the Indian Foundry Line lying North of Lutterfield Road in Township 39
North, Range 12, East of the Third Principal Meridian, (except right of way of
Chicago, Great Western Railroad and Chicago, Aurora and Elgin Railroad) in Cook
County, Illinois. Permanent Real Estate Index Number 118-03-311-026 ADDRESS: 500 South 52nd Avenue Lellwood,
Address(es) of premises.

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 180 monthly
installments of \$320.73. Total principal amount \$25,350.00... Total interest
amount \$32,381.40. Total after 180 month payments \$57,731.40.

1st payment due on February 28, 1990, and for 179 months thereafter
until paid in full.

CC-014300

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 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 to the 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 13.00 percent 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 without interest thereon from time of such breach
at 13.00 percent 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, and or incurred in behalf of plaintiff in connection with the foreclosure hereof --
including reasonable attorney's fees, outlays for document preparation, 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 a 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 cost of suit, including attorney's fees, have been paid. The Grantor for the Grantee 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 one 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 Foster D. Chambers and Teresa A. Chambers

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

and if for any like cause the 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 the 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

Witness the hand and seal of the Grantor this 26th day of December, 1989

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

Foster D. Chambers (SEAL)
Foster D. Chambers

Teresa A. Chambers (SEAL)
Teresa A. Chambers

This instrument was prepared by Fisher & Sons, Inc. 5 North Longcommon Rd., Riverside, Ill.
(NAME AND ADDRESS) 60546

13 MAIL

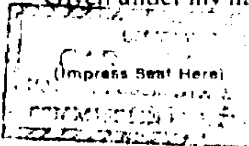
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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Carole A. Dowas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Foster D. Chambers and Teresa A. Chambers

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 26th day of December, 1989.



Carole A. Dowas
Notary Public

Commission Expires 2-7-91

3001-1000

Property of Cook County Clerk's Office

BOX No. _____

SECOND MORTGAGE
Trust Deed

TO

GEORGE E. COLE
LEGAL FORMS