

UNOFFICIAL COPY

FORM NO. 2 002

APRIL 1988

TRUST DEED
SECOND MORTGAGE (ILLINOIS)CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

300755556

THIS INDENTURE WITNESSETH, That _____
Lois S. Rich(hereinafter called the Grantor), of _____
958 W. Willow Chicago Illinois
(No. and Street) (City) (State)for and in consideration of the sum of ***Forty Three Thousand and**
no/100* Line of Credit Dollarsin hand paid, CONVEY AND WARRANT to
DEERBROOK STATE BANK
of **160 S. Waukegan Rd., Deerfield, IL 60015**
(No. and Street) (City) (State)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**

Above Space For Recorder's Use Only

and State of Illinois, to-wit:
Unit 958-2 in Cookie Company Condominium as delineated on the survey of Lots
4 & 5 in the subdivision of Lots 49 and 50 of Sub-block 4 of Block 5 in
Sheffield's Addition to Chicago of Section 32, Township 40 North, Range 14,
East of the Third Principal Meridian, in Cook County, Illinois, which survey
is attached to the Declaration of Condominium Ownership and of easements,
restrictions, covenants and by-laws for Cookie Company Condominium Association
recorded in the Office of the Recorder of Deeds of Cook County, Illinois as
Document No. 25452582, together with its undivided percentage interest in the
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. **common elements.**

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon her principal promissory note bearing even date herewith, payable

All interest paid monthly beginning September 3, 1989. Principal of \$43,000.00
due 9-3-99.**ID 14-32-411-078-1003**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 mortgagee 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 become due and payable.IN THE EVENT of failure 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 **FP + 2** 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 **FP + 4 (14)** per cent per annum, shall be recoverable by foreclosure in whole, 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 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 upon said premises, shall be taxed as costs and included in any decree that may be rendered in
such foreclosure proceedings; which proceeding, when 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 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 said premises.The name of a record owner is **Lois S. Rich**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
Chicago Title and Trust Co. 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 **First Mortgage**Witness the hand and seal of the Grantor this **5th** day of **February**, 19 **90**Please print or type name(s)
below signature(s)**Lois S. Rich** (SEAL)

(SEAL)

This instrument was prepared by **Harriet B. Frick, 160 S. Waukegan Rd., Deerfield, IL 60015**
(NAME AND ADDRESS)

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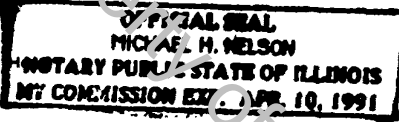
STATE OF Illinois }
COUNTY OF Lake } ss.

I, Michael H. Nelson, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that Lois S. Rich

personally known to me to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that she signed, sealed and delivered the said
instrument as her 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 notarial seal this 5th day of February, 19 90.

(Impress Seal)



Michael H. Nelson
Notary Public

Commission Expires 4/10/91

Michael H. Nelson
DEPT-01 RECORDING \$13.00
T#5555 TRAN 6732 02/15/90 11:29:00
#2777 # E *-90-075656
COOK COUNTY RECORDER

90075656

BOX No.

SECOND MORTGAGE

Trust Deed

TO

Deerbrook State Bank

160 S. Waukegan Rd

Deerfield, Ill. 60015

90075656



1300
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