

90077339

THIS INDENTURE WITNESSETH, That Michael Quaid and Kathleen M. Quaid (his wife)

(hereinafter called the Grantor), of 930 N. Jackson, River Forest, IL 60305  
(No. and Street) (City) (State)  
for and in consideration of the sum of Six Thousand Seven Hundred Ten and 10/100 Dollars

in hand paid, CONVEY AND WARRANT to  
MIDWEST BANK and TRUST COMPANY  
of 1606 N. Harlem Ave., Elmwood Park, Illinois 60635  
(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 and State of Illinois, to-wit:

The North fifty(50) feet of the South one hundred (100) feet of lot one (1) in Block six (6) in Wallen and Probst's third Addition to Oak Park, a subdivision of the West two thirds of the West Half of the South East Quarter of Section One (1), Township Thirty Nine (39) North, Range Twelve (12), East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 15-01-407-013

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Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon \$6,500.00 principal promissory note bearing even date herewith, payable in 6 monthly installments of 1,118.35 each, beginning on 3-14 19 90 and continuing on the same day of each successive month thereafter until Debtor's note is paid in full.

Proceeds of \$6,500.00. Maturing on 8/14/90.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and as said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due on each year all taxes and assessments against said premises, and when 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 grantor 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 Trustee of Mortgage, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee and 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 to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor 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 as 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 13.00 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, if recovered 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 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 in charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: Michael Quaid and Kathleen M. Quaid (his wife)

IN THE EVENT of the death or removal from said Cook County of the grantor, or of his resignation, refusal or failure to act, then Recorder of Deeds

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 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 Existing 1st Mortgage

Witness the hand and seal of the Grantor this 9 day of Feb, 19 90

Michael Quaid (SEAL)  
Michael Quaid

Kathleen M. Quaid (SEAL)  
Kathleen M. Quaid

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

Barbara Vandergriff  
This instrument was prepared by Midwest Bank & Trust Co., 1606 N. Harlem, Elmwood Park, IL 60635  
(NAME AND ADDRESS)

831152400

# UNOFFICIAL COPY

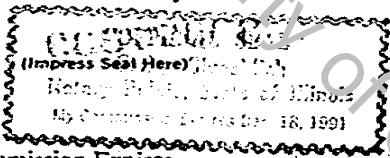
DEPT-01 RECORDING  
#1222 SP01150 8440 H07E 2222  
#1222 # 0 0-2222  
COOK COUNTY RECORDING

ss.

I, Cathy Gluecklich, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Quaid and Kathleen M. Quaid (his wife)

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 9<sup>th</sup> day of February, 1990



Cathy Gluecklich  
Notary Public

Commission Expires

90077339

831152400

BOX No.

SECOND MORTGAGE

## Trust Deed

MIDWEST BANK and TRUST COMPANY

Elmwood Park, Illinois

TO

MAIL TO:

MIDWEST BANK and TRUST COMPANY

1606 N. Harlem Ave.

Elmwood Park, Illinois 60635

Reprint from ILLIANA FINANCIAL, INC.