

TRUST DEED SECOND MORTGAGE (ILLINOIS) UNOFFICIAL COPY

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90196130

THIS INDENTURE WITNESSETH That Naxit V. Patel

(hereinafter called the Grantor), of 5721-23 W. 35th St., Cicero, IL

for and in consideration of the sum of Forty Thousand and NO/100 Dollars

in hand paid, CONVEY AND WARRANT to Northlake Bank of 26 W. North Ave., Northlake, Illinois

DEPT-01 RECORDING \$15.25
743333 TRAN 5635 04/30/90 15:21:00
41917 # C * -90-196130
COOK COUNTY RECORDER

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:

That part of lot 8 described as follows: beginning at the North East corner of said lot 8 thence South along the East line of said lot a distance of 42 feet 4 3/4 inches, thence West and parallel to the South line of said lot 8 a distance of 4 and 3/4 inches thence North Easterly to a point in the North line, 3 1/2 inches West of the North East corner of lot 8 thence East along said North line a distance of 3 1/2 inches to the place of beginning and all of lots 9 and 16 in block 12 in Fourth Addition to Boulevard Manor, being a subdivision of the East half of the South East quarter and part of the East half of the North East quarter lying South of the center line of Park Avenue of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 5721 West 35th Street, Cicero, Illinois.

90196130

Hereby releasing Permanent Real Address(es) of: IN TRUST, now WHEREAS, Th

Interest monthly on outstanding principal balance commencing May 16, 1990 and each consecutive month thereafter.

90196130

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as provided, and in said note or notes provided, or according to any agreement extending time or 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, or removal of buildings or improvements on said premises that may have been destroyed or damaged; (4) that no title to said premises shall not be encumbered or suffered; (5) to keep all buildings new or at any time on said premises insured in companies to be selected by the trustee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage or mortgages, and to pay such taxes or assessments, and second, to the Trustee herein as their interests may appear, and the premises 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 to insure, or pay taxes or assessments, or the prior incumbrances, or the interest thereon when due, the trustee 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 eleven 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 with interest thereon from time of such breach at the maximum per cent per annum allowable by law, 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 contract.

IT IS AGREED by the Grantor that all expenses and disbursements, and or incurred in behalf of plaintiff in connection with the foreclosing hereof, including reasonable attorneys fees, outlays for documentary evidence, stenographer's charges, cost of preparing or completing abstracts showing the whole title of said premises embracing foreclosure proceedings, shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, at such time, by a party, shall also be paid by the Grantor. All such expenses and disbursements, and 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 final or not, 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 fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all rights in 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 of, and manage, said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is Naxit V. Patel

IN THE EVENT of the death of the Grantor from said Cook County of the grantor, or of his resignation, refusal or failure to act, then N/A 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 sitting 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 none

Witness the hand and seal of the Grantor this 16th day of April, 1990.

Naxit V. Patel (SEAL)
Naxit V. Patel

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

This instrument was prepared by Diga Rodriguez, 26 W. North Ave., Northlake, IL 60164 (NAME AND ADDRESS)

MAIL TO

15 Mail

WV
WV
WV

90196130

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Naxit V. Patel

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 he signed, sealed and delivered the said instrument as his 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 18th day of April, 19 90.

(Impress Seal Here)



[Signature]
Notary Public

90195130

BOOK No. _____
SECOND MORTGAGE
Trust Deed

TO

Property of Cook County Clerk's Office

UNOFFICIAL COPY

This instrument was prepared by Olga Rodriguez, 26 N. North Ave., Northlake, IL 60164 (NAME AND ADDRESS)

Please print or type name(s) of the grantor(s)

Witness the day and year of the Grantor this 16th day of April, 1990

This instrument is subject to none

IN THE EVENT of the death of the grantor or of his resignation, refusal or failure to act, the County of Cook is hereby appointed to act, the person who shall then be the acting Recorder of Deeds of said County, and he or she shall have full power to execute and record this instrument.

The name of a record owner is Cook County of Cook

IN THE EVENT of a record owner's failure to take possession of the premises, the grantor, her heirs, assigns and legal representatives shall have the right to take possession of the premises with power to collect the rents, issues and profits of the said premises.

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interest monthly on outstanding principal balance commencing May 16, 1990 and each consecutive month thereafter.

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein with REBA, the Grantor is hereby indebted to REBA principal amount payable bearing even date herewith, payable

Permanent Real Estate Index Number (R) 16-32-404-044 Address(es) of premises: 5721-23 N. 35th St., Cicero, IL.

Herby retaining and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

as I trustee, and create with the plumbing appra

of 20 N. N. in Northlake

in bond paid \$0 dollars

5721-23

THIS INSTRUMENT

RECORDING

COASTAL RECORDER

90195130

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90195130

THE COUNTY OF COOK

CAUTION: County's name before using or acting under this form. Number the duplicate for the office of the Recorder of Deeds and the office of the Recorder of Deeds.

TRUST DEED SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

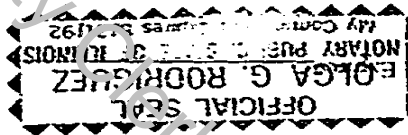
SECOND MORTGAGE
Trust Deed

BOX No. _____

TO _____

00195130

Property of Cook County



(Impress Seal Here)

Olga G. Rodriguez
Notary Public

Given under my hand and official seal this 18th day of April, 19 90

waiver of the right of homestead.

instrument as this 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, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Naxie V. Patel

STATE OF Illinois }
COUNTY OF Cook }
ss.

UNOFFICIAL COPY
1-4 FAMILY RIDER
Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 16 day of April, 1990 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Northlake Bank (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

26 W. North Ave., Northlake, Il. 60164
(Property Address)

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's Notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rent received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

Naxit V Patel
Naxit V Patel

(Seal)
Borrower

(Seal)
Borrower

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00196130

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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90196131

THIS INDENTURE WITNESSETH, That Dennis M. Nordin and wife Jane A. Nordin

(hereinafter called the Grantor), of 269 Medill Northlake, Illinois

for and in consideration of the sum of Thirty Six Thousand and NO/100 Dollars

in hand paid, CONVEY AND WARRANT to Northlake Bank of 26 West North Avenue, Northlake, Illinois

DEPT-01 RECORDING \$14.25
743333 TRAN 5636 04/30/90 15:21:00
#1918 C *-90-196131
COOK COUNTY RECORDER

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:

Lot 18 in Block 6 in Midland Development Company's North Lake Village Unit Number 11, being a Subdivision in the Northwest 1/4 of Section 32, Township 40 North, Range 12, 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: 12-32-123-018-0000

Address(es) of premises: 269 Medill, Northlake, Il. 60164

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

WHEREAS, The Grantor is justly indebted upon 1981 principal promissory note bearing even date herewith, payable

Fifty nine (59) payments of principal and interest in the amount of \$796.51 commencing May 18, 1990 and each consecutive month thereafter. One (1) final payment due April 18, 1995 in the amount of \$796.51

90196131

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, according to 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 the land 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 trustee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, without 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 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 eleven 3/4 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 the maximum per cent per annum allowed by law, 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 of and or incurred in behalf of plaintiff in connection with the foreclosure hereof - including reasonable attorneys fees, outlays for documentary evidence, stenographer's charges, cost of preparing or completing abstract showing the whole title of said premises embracing foreclosure proceedings - 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 tax of 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 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: Dennis M. Nordin and wife Jane A. Nordin Cook County of the grantee, or of his resignation, refusal or failure to act, then N/A of said County is hereby appointed to be first successor in this trust; and if in 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 None
Witness the hand and seal 5 of the Grantor this 16th day of April, 1990

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

Dennis M. Nordin (SEAL)
Jane A. Nordin (SEAL)

This instrument was prepared by Olga Rodriguez, 26 W. North Ave., Northlake, Il. 60164 (NAME AND ADDRESS)

MAIL TO
Form 87-352 Bankforms, Inc.

Tru Mem Rev

14 Mail

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

i. the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dennis M. and Jane A. Nordin

personally known to me to be the same person^s whose name^s 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 18th day of April, 1990.



Olga G. Rodriguez
Notary Public

Commission Expires 8-31-92

Cook County Clerk's Office

00198131

BOX NO. _____
SECOND MORTGAGE
Trust Deed
DENNIS M. NORDIN
JANE A. NORDIN
TO
NORTILAKE BANK
26 W. NORTH AVE.
NORTILAKE, IL. 60164

UNOFFICIAL COPY

1-4 FAMILY RIDER Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 18 day of April 19 90 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to NORTHLAKE BANK (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

26 WEST NORTH AVENUE, NORTHLAKE, IL.
Property Address

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's Notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any other agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

90195131

Dennis M. Nordin

(Seal)
Borrower

Jane A. Nordin

(Seal)
Borrower

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00185131