

TRUST DEED SECOND MORTGAGE (ILLINOIS) UNOFFICIAL COPY

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90206594

THIS INDENTURE WITNESSETH, That Jeffrey L. Deane and Maureen L. Deane, his wife, as joint tenants

(hereinafter called the Grantor), of 41 S. Lavergne, Northlake, Illinois

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

DEPT-01 RECORDING \$14.25
7#2222 TRAN 4824 05/04/90 10:29:00
#2156 # B \*-90-206594
COOK COUNTY RECORDER

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

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:

Lots 33 and 34 in Block 1 in H.O. Stone's Northlake Addition, being a Subdivision of all that part of the Northeast 1/4 of Section 6, Township 39 North, Range 12, East of the Third Principal Meridian, lying North of what is commonly known as Lake Street in the town of Proviso, (excepting that part lying along the West line of said premises conveyed to Chicago and North Western Railroad), 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(s): 15-06-207-020 and 15-06-207-021
Address(es) of premises: 41 S. Lavergne, 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 their principal promissory note bearing even date herewith, payable

Fifty nine (59) payments of principal and interest in the amount of \$221.18 commencing on May 19, 1990 and each consecutive month thereafter. One (1) final payment in the amount of \$221.18 due April 19, 1995.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as provided in 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 build 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, with loss clause attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear; the proceeds 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 any tax lien or title after time 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 11.750 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 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 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 attorneys fees, outlays for documentary evidence, stenographer's charges, cost of printing or completing abstract showing the whole title of said premises embracing foreclosure fees, shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or the 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, administrators, and assigns of the Grantor waives all right to the possession of, and in some to any, 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 said premises with power to collect the rents, issues and profits of the said premises.

The name of a second owner is Jeffrey L. Deane and Maureen L. Deane, his wife, as joint tenants

IN THE EVENT of the death of any person from said 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 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 of the Grantor this 19th day of April, 1990

90206594

Jeffrey L. Deane (SEAL)

Maureen L. Deane (SEAL)

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

This instrument was prepared by Olga Rodriguez, 26 W. North Ave., Northlake, Il. 60164

MAIL TO

(NAME AND ADDRESS)

Handwritten signature/initials

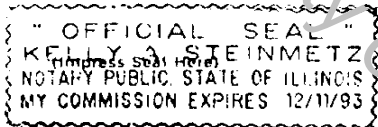
# UNOFFICIAL COPY

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 Jeffrey L. Deane and Maureen L. Deane, his wife

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> \_\_\_\_\_ 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 19th day of April, 1990.



*Kelly A. Steinmetz*  
Notary Public

Commission Expires 12-11-93

99999901

BOX No

SECOND MORTGAGE

**Trust Deed**

JEFFREY L. DEANE

MAUREEN L. DEANE

TO

NORTHLAKE BANK

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 1-4 FAMILY RIDER Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 19 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 West North Avenue, Northlake, IL.

**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 will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter, possess, 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 constitute any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall continue in effect until the debt secured by the Security Instrument is paid in full.

**G. CROSS-DEFAULT PROVISION.** Borrower's default or breach of 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.

Jeffrey L. Deane

(Seal)  
Borrower

Maureen L. Deane

(Seal)  
Borrower

90206594