

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INSTRUMENT WITNESSETH that Dennis J. Synowiec and Deborah A. Synowiec

90215303

hereinafter called the Grantor, of 1625 E. 217th Place, Sank Village, Illinois

for and in consideration of the sum of Twelve thousand four hundred six and 80/100 Dollars

in hand paid, CONVEY AND WARRANT to Peerless Federal Bank of 6930 N. Milwaukee Av., Chicago, 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

Above Space For Recorder's Use Only

and State of Illinois to wit Lot 20 in Block 8 in Surrey Park being a Subdivision of part of the W 1/2 of Section 25, Township 35 North, Range 14, 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 32-2-110-020
Address(es) of premises 1625 217th Pl. Sank Village, Illinois

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein
WHEREAS, The Grantor is justly indebted upon THE TR principal promissory note bearing even date herewith, payable in 60 monthly installments of \$209.78 each

90215303

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, 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 replace all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall 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 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 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 _____ 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 _____ 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 paid or incurred in behalf of plaintiff in connection with the foreclosure hereof, including reasonable attorney's fees, outlays for document preparation, stenographer 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, whether a writ of sale shall have been entered or not, shall not be dismissed, nor a lease hereof given, until all such expenses and disbursements, and the cost 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, gives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of a 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 J. SYNOWIEC and DEBORAH A. SYNOWIEC

IN THE EVENT of the death or removal from said County of the grantee, or of his resignation, refusal or failure to act, then 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

Witness the hand and seal of the Grantor this 17th day of April, 1979

APR 17 1979

Dennis J. Synowiec

(S) ALL

Deborah A. Synowiec

(S) ALL

Please print or type in names below signatures.

This instrument was prepared by De. Foster, 6930 N. Milwaukee Av., Chicago, Ill.

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STATE OF *Illinois*
COUNTY OF *Cook*

I, *Donald J. ...* Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Donald J. ... and A. George Synovic* 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 use and purposes therein set forth including the release and waiver of the right of *first* refusal.

Given under my hand and official seal this *21st* day of *April*, 19*62*.

Notary Public

Donald J. ...
Notary Public

Commission Expires *March 17, 1963*

PROPERTY RECORDS
INDEXED
SERIALIZED
APR 21 1962
COOK COUNTY CLERK'S OFFICE

9001-303

Box No.

SECOND MORTGAGE
Trust Deed

9112153113



GEORGE E. COLE
LEGAL FORMS