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90220734

RE TITLE SERVICES # 15-1083

THIS INDENTURE WITNESSETH, That
Nick Verras, divorced and not since remarried

(hereinafter called the Grantor), of
6117 N. Hamilton Ave, Chicago, Illinois 60659
(No and Street) (City) (State)

for and in consideration of the sum of
FORTY-FIVE THOUSAND AND NO/100THS Dollars

in hand paid, CONVEY AND WARRANT to
NBD Glenbrook Bank
of 2801 Pffingsten Rd, Glenview, IL 60025
(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:

DEPT-01 RECORDING #13.25
T#9999 TRAN 4811 05/11/90 14:20:00
#1791 # -90-220734
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

ALL OF LOT 13 AND THE SOUTH 15.89 FEET OF LOT 19 IN SHEKLETON'S ADDITION TO NORTH EDgewater, A SUBDIVISION OF THE EAST 4 ACRES OF THE WEST 5 ACRES (LYING NORTH OF THE CENTER OF NORWOOD AVENUE PROCEDED WEST) OF THE SOUTH 60 RODS OF THE EAST 65 2/3 RODS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40*
*NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-06-118-029

Address(es) of premises: 6117-19 N. HAMILTON AVENUE, CHICAGO, ILLINOIS 60659

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

WHEREAS The Grantor is justly indebted in the principal promissory note bearing even date herewith, payable

at NBD Glenbrook Bank with fifty-nine (59) monthly installments of principal and interest in the amount of \$500.00 per month beginning April 20, 1990 and continuing the same day of each successive month, until March 20, 1995, the maturity date, at which time any and all remaining sum(s) shall be due and payable in full, or as may be renewed and/or extended beyond that date.

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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 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 rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) the 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 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 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 12.00 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 paid 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 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 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: Nick Verras

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 NBD Glenbrook Bank 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

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Witness the hand and seal of the Grantor this 1st day of MAY, 1990

Nick Verras (SEAL)
Nick Verras

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

(SEAL)

This instrument was prepared by LSS NBD Glenbrook Bank, 2801 Pffingsten Road, Glenview, IL 60025
(NAME AND ADDRESS)

1325

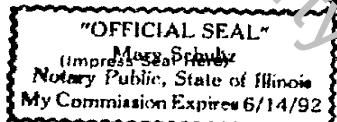
UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } SS.

I, Mary Schultz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nick Verras *Divorced Not State Remarried*

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 1st day of May, 1990.



Mary Schultz
Notary Public

Commission Expires 6-14-92

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BOX No. _____
SECOND MORTGAGE
Trust Deed

TO



MAIL RECORDED MORTGAGE TO
NEO GLENBROOK BANK
2801 PFINGSTEN RD.
GLENVIEW, IL. 60025