

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

90259300

THIS INDENTURE WITNESSETH That Walter Pagor Sr. and Carole Pagor, his wife as joint tenants

(hereinafter called the Grantor), of 10309 Fullerton Melrose Park, IL 60164
(No and Street) (City) (State)

for and in consideration of the sum of Twenty Thousand and NO/100 (\$20,000.00) Dollars

in hand paid, CONVEY AND WARRANT to Northlake Bank
of 26 W. North Ave., Northlake, IL 60164
(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:

Above Space For Recorder's Use Only

The west 1/4 (except the south 125 feet thereof) of Lot 63 & the north 75 feet of the south 200 feet of the east 1/4 of Lot 64 & that part lying north of the south 200 feet thereof of the east 1/4 of the east 1/4 of Lot 64 in Frederick H. Beckett's Fullerton Avenue Farms, being a subdivision of the north 1/2 of the north west 1/4 (except the east 20 acres thereof and also except the east 3 acres of the south 1/2 of the north 1/2 of the north west 1/4 of said north west 1/4) of Section 33, Township 40 north, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 12-33-100-019 & 12-33-100-021

Address(es) of premises: 10309 Fullerton, Melrose Park, 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

Interest monthly on outstanding principal balance beginning on June 17, 1990 and each consecutive month thereafter

90259300

IWD Allen CW

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as provided 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) 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, 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 Thirteen 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 producing 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 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 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: Walter Pagor Sr. & Carole Pagor, his wife as joint tenants

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 Northlake 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 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 17th day of May, 1990

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

Walter Pagor Sr. (SEAL)
Carole Pagor
CAROLE PAGOR

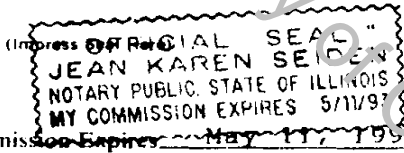
This instrument was prepared by J. Seiden, Northlake Bank, 26 W. North Ave., Northlake, IL 60164
(NAME AND ADDRESS)

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I, _____ the undersigned _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Walter Pagor Sr. and Carole Pagor, his wife as joint tenants _____ 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 17th day of May, 1990.



Jean Karen Seiden
Notary Public

DEPT-01 RECORDING \$14.25
T#2222 TRRN 7903 06/04/90 14:07:00
#9190 # *-90-259300
CODE: COUNTY RECORDER

90259300

90259300

BOX No. _____

SECOND MORTGAGE
Trust Deed

TO

14 25

UNOFFICIAL COPY

Form 87-362 Bankforms, Inc.

00865206

This instrument was prepared by J. Seiden, Northlake Bank, 26 W. North Ave., Northlake, IL 60164

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

WALTER PAGOR SR. (SEAL)

Witness the hand and seal of the Grantor this 17th day of May 1990

This trust deed is subject to none

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 the name of a record owner is: Walter Pagor Sr. & Carole Pagor, his wife as joint

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as provided 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 six years 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 acceptable to the holder of the first mortgage; (6) To place such insurance in companies acceptable to the holder of the first mortgage; and second, to the first Trustee of Mortgage, and second, to the Trustee herein as their interests may appear, which mortgages shall be left and remain with the same shall become due and payable.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements of the grantor, without notice, the holder of the first mortgage shall be entitled to such additional indebtedness secured hereby, to pay immediately without demand, and the same with interest thereon from the date of payment of the debt secured by this instrument.

IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior incurrence of taxes or assessments, or the interest thereon when due, the grantor of 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 of the debt secured by this instrument.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as provided 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 six years 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 acceptable to the holder of the first mortgage; (6) To place such insurance in companies acceptable to the holder of the first mortgage; and second, to the first Trustee of Mortgage, and second, to the Trustee herein as their interests may appear, which mortgages shall be left and remain with the same shall become due and payable.

WHEREAS, The Grantor is justly indebted in a certain principal promissory note bearing even date herewith, payable interest monthly on outstanding principal balance beginning on June 17, 1990 and each consecutive month thereafter

Permanent Real Estate Index Number(s): 12-33-100-019 & 12-33-100-021 Address(es) of premises: 10309 Fullerton, Melrose Park, IL 60164

By herby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

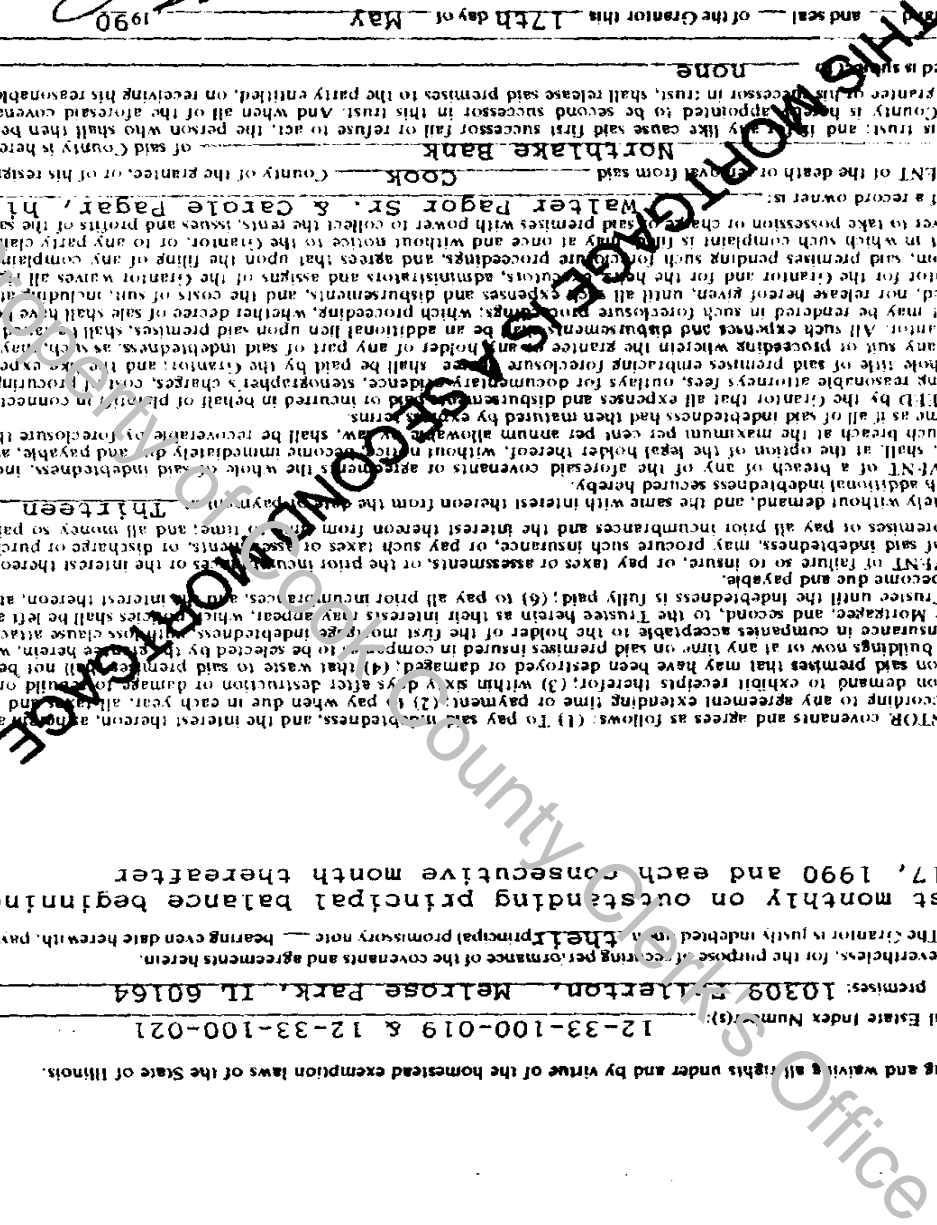
THIS INDENTURE WITNESSETH, That Walter Pagor Sr. and Carole Pagor, his wife as joint tenants (hereinafter called the Grantor), of 10309 Fullerton Melrose Park, IL 60164 (No. and Street) (City and State) for and in consideration of the sum of Twenty Thousand and

902559300

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TRUST DEED SECOND MORTGAGE (ILLINOIS) 9 0 2 5 9 3 0 0

Full name on



UNOFFICIAL COPY

90259300

BOX No.

SECOND MORTGAGE
Trust Deed

10

Handwritten initials/signature

Property of Cook County Office

DEPT-01 RECORDING \$14.25
#1#2222 TRAN 7903 06/04/90 14:07:00
#7130 # *-90-257300
COOK COUNTY RECORDER

Notary Seal: JEAN KAREN BEIDEN, NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 5/11/93

Signature of Notary Public
Notary Public

Given under my hand and official seal this 17th day of May, 1990.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Walter Pagor, Sr. and Carole Pagor, his wife, as joint tenants 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.

STATE OF ILLINOIS }
COUNTY OF DUBUQUE }
ss.