

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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90318215

THIS INDENTURE WITNESSETH, That John D. Gorrell & Lynn M. Gorrell

(hereinafter called the Grantor), of 960 Harvard Palatine, IL.

for and in consideration of the sum of TWENTY FIVE THOUSAND (\$25,000) Dollars

in hand paid, CONVEY AND WARRANT to L. Harvey Gorrell and Jane L. Gorrell of 2051 Madelaine Ct. Los Altos, Ca. 94024

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 appertaining thereto, together with all rents, issues and profits of said premises, situated in the County of Cook and State of Illinois, to-wit:

LOT 12 IN BLOCK 7 IN HUNTING RIDGE UNIT NUMBER 2, BEING A SUBDIVISION IN SECTIONS 21 AND 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1969 AS DOCUMENT 20809410, 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): 02-28-205-012

Address(es) of premises: 960 Harvard Drive, Palatine, IL 60067

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

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

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and its 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 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 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 they 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 the money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at _____ 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 principal and interest 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 _____ per cent 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 documentary evidence, stenographer's charges, cost of procuring or compiling 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 on said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether a date 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 gives 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 same.

The name of a record owner is:

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 _____ day of _____, 19 _____

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

John D. Gorrell (SEAL)
Lynn M. Gorrell (SEAL)

This instrument was prepared by L.H. Gorrell 2051 Madelaine Ct., Los Altos, Ca. 94024 (NAME AND ADDRESS)

THIS MORTGAGE IS SECURED BY A SECOND MORTGAGE

DEPT-41 RECORDING
145555 TRAM 0147 07/03/90 11.01.00 \$13.00
08740 * 0 * -90-318215
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

13.00

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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, RITA KULPINS, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN D. GORRELL AND LYNN M. GORRELL personally known to me to be the same person, 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.

Given under my hand and official seal this 25th day of JUNE, 1990

(Impress Seal Here)

Rita Kulpins
Notary Public

Commission Expires 6-6-93

Property of Cook County Clerk's Office

BOX No. 90318215

SECOND MORTGAGE

Trust Deed

TO

GEORGE E. COLE
LEGAL FORMS