

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

5 1 7 8 7 4
Box 370

92507874

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.

THIS INDENTURE WITNESSETH, That TIN OHN
(hereinafter called the Grantor), of 8831 West 99th
PLACE, PALOS HILLS, ILLINOIS 60465
(City and Street) (City) (State)
for and in consideration of the sum of TWELVE THOUSAND
(Dollars)
in hand paid, CONVEY DEED AND WARRANT DEED to GENEVIEVE T.
ZAHORA
of 112 Carriage Way, Burr Ridge, Illinois 60521
(City 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

DEPT-01 RECORDING \$23.00
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02374 6 * - 92 - 507874
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

and State of Illinois, to-wit:

"SEE REVERSE SIDE FOR LEGAL DESCRIPTION"

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) 18-19-307-007-1022 & 18-19-307-007-1059
Address(es) of premises: 112 Carriage Way, Unit A-206, Burr Ridge, Illinois 60521

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein, WIT-REAS. The Grantor is justly indebted to GENEVIEVE T. ZAHORA principal promissory note bearing even date herewith, payable

GENEVIEVE T. ZAHORA IN THE AMOUNT OF TWELVE THOUSAND DOLLARS PAYABLE ON OR BEFORE JUNE 30, 1993.

COOK COUNTY SECOND MORTGAGE

92507874

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 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 on 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 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 the rate of 15 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 15 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 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 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 and charge of said premises with power to collect the rents, issues and profits of said premises.

The name of a record owner is TIN OHN

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 MARVIN G. LANZEL 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 30th day of JUNE, 19 92

X Tin Ohn (SEAL)
TIN OHN

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

(SEAL)

This instrument was prepared by MARVIN G. LANZEL, 112 N. LaGrange Rd., LaGrange, Ill., 60525
(NAME AND ADDRESS)

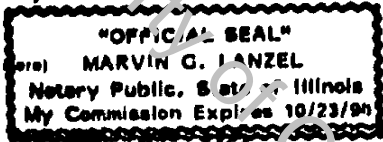
UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, MARVIN G. LANZEL, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIN OHN

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 him instead.

Given under my hand and official seal this 30 day of June, 19 92.



Marvin G. Lanzel
Notary Public

Commission Expires 10/23/94

LEGAL DESCRIPTION

Parcel 1:
Unit A-206 and Parking space A-30, in Carriage Way of Burr Ridge Condominium as delineated on the survey of a portion of the following described property: Part of Lot "B" in Carriage Way, being a subdivision of part of the South West 1/4 of Section 19, Township 38 North, Range 12, East of the Third Principal Meridian and part of the South West 1/4 of said Section 19 in Cook County, Illinois, which survey is attached as Exhibit "C" to the declaration of condominium as Document No. 87607850, as amended from time to time, together with their undivided percentage elements.

Parcel 2"
Easement for ingress and egress for the benefit of Parcel 1 as created by the declaration of easement recorded as Document No. 87598562.

92050515074

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO _____

Mail to:

MARVIN G. LANZEL
112 NORTH LAGRANGE ROAD
LAGRANGE, ILLINOIS 60525

GEORGE E. COLE
LEGAL FORMS

MAIL TO