

UNOFFICIAL COPY

CAUTION: Grantor is lawyer before using or acting under this form. Neither the publisher nor the maker of this form makes any warranty with respect to the accuracy, including any warranty of merchantability or fitness for a particular purpose.

THIS INSTRUMENT WITNESSETH, That DAWNE A. O'NEILL MARRIED TO GARY R. O'NEILL

(hereinafter called the Grantor), of 17312 South Harlem, Tinley Park, Illinois, 60477

for and in consideration of the sum of Four Thousand Five Hundred and 00/100 (\$4,500.00) Dollars in hand paid (CONVEYS AND WARRANTS to FRED W. ROSSI

of 1567 Vengeance, Greer, Illinois, 60417 (No. and Street) (City and 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:

LOT 55 IN BLOCK 221 IN CHICAGO HEIGHTS, IN SECTION 20, 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 Ind. # Number(s): 32-20-325-002

Address(es) of premises: 635 Buena Vista, Chicago Heights, IL, 60411

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein WHEREAS, The Grantor is justly indebted upon one (1) principal promissory note bearing even date herewith, payable

in one lump sum payment of Four Thousand Five Hundred and 00/100 Dollars eighteen months from the date of closing.

93074376

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, and on

premises that may have been destroyed or damaged; (4) that waste to said premises, and not be committed, and to keep all buildings or improvements on said premises in good repair and to repair and to reconstruct and to improve and to maintain against and premises, and on

any time on said premises moved in connection with the mortgage indebtedness, with less clause attached hereto, to the extent of the first mortgage indebtedness, with less clause attached hereto, to the extent of the first mortgage indebtedness now or at

Trustee herein as the holder of the first mortgage indebtedness, which policies shall be left and remain with it a first mortgage 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 to issue, or pay taxes or assessments, or pay taxes or assessments, or the prior mortgages, the interest thereon when due, the grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or the interest thereon when due, the grantor agrees to repay immediately

without demand, and the same with interest thereon from the date of payment of such taxes or assessments, and interest thereon from time to time, and an attorney's fee, and the grantor agrees to pay immediately

IN THE EVENT of a breach of any of the above covenants or agreements, the holder 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 the interest thereon from time of such breach

at the rate of _____ 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 been 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 expenses, stenographer's charges, cost of printing, and all other expenses, occasioned by any

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, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceedings, when commenced, shall not be dismissed, nor released hereof given, until all such expenses and disbursements, and the costs, fees, and premiums, shall have been paid. The Grantor for the Grantor and for the heirs,

executors, administrators and assigns of the Grantor, agrees 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

collect the rents, issues and profits of the said premises, and appoint a receiver to take possession or charge of said premises with power to

The name of a record owner is: DAWNE A. O'NEILL Cook Jack G. Baird

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 above 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 the provisions of the Illinois Trusts and Trustees Act, Chapter 110, Illinois Compiled Statutes (1983), and to the provisions of the Illinois Trusts and Trustees Act, Chapter 110, Illinois Compiled Statutes (1983), and to the provisions of the Illinois Trusts and Trustees Act, Chapter 110, Illinois Compiled Statutes (1983).

This instrument was prepared by JACK G. BAINBRIDGE, 1835 DIXIE, FLOSSMOOR, IL, 60422 (NAME AND ADDRESS)

(SEAL)

(SEAL)

DAWNE A. O'NEILL

Trustee A. O'Neill

Witness the hand and seal of the Grantor this 18th day of January, 1983

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

Witness the hand and seal of the Grantor this 18th day of January, 1983

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COOK COUNTY RECORDER

TRAN 3234 01/28/83 15:36:00

DEPT-01 RECORDING

\$23.50

*93-074376

33075

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SECOND MORTGAGE
Trust Deed

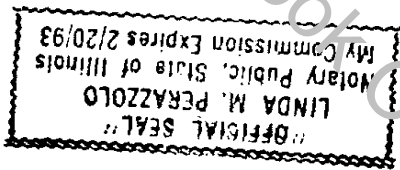
BOX No.

TO

GEORGE E. COLE
LEGAL FORMS

JACK BANBRIDGE
1835 Dixie Hwy.
Flossmoor, IL
60422

MAIL TO:



93071376

Commission Expires

(Impress Seal Here)

Notary Public

Given under my hand and official seal this 18th day of January, 1993

waver of the right of homestead

instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and

appeared before me this day in person and acknowledged that she signed, sealed and delivered the said

personally known to me to be the same person, whose name is subscribed to the foregoing instrument,

State aforesaid, DO HEREBY CERTIFY that DAWNE A. O'NEILL, MARRIED TO GARY R. O'NEILL,

I, the undersigned, a Notary Public in and for said County, in the

STATE OF Illinois }
COUNTY OF Cook }
ss.