

UNOFFICIAL COPY

3637202

THIS INDENTURE, WITNESSETH, That Stephen J. Kolodziej and Dorothy Ruth Kolodziej (hereinafter called the Grantor), of 6301 N. Merrimac Avenue Chicago Illinois

for and in consideration of the sum of Six Thousand and no/100 Dollars in hand paid, CONVEY AND WARRANT to Park National Bank of Chicago of 2958 N. Milwaukee Avenue Chicago Illinois

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, 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 City of Chicago County of Cook and State of Illinois, to-wit:

Lot One Hundred Forty Five (145) in William Zelosky's Park View Crest, being a Subdivision of Tract Number One (1), Brummel and Case Forest Preserve Consolidation Plat, According to Plat of said Park View Crest, Filed in the Office of the Registrar of Titles of Cook County, Illinois on July 13, 1920, as Document Number 117591 in Section 5, Township 40 North, Range 13, East of the Third Principal Meridian, and also in Lot 5 of Billy Caldwell's Reserve in Townships 40 and 41 North, Range 13, East of the Third Principal Meridian.

CFO
PIN #13-01-104-026
commonly known as: 6301 N. Merrimac Avenue
Chicago, Illinois

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor Stephen J. Kolodziej and Dorothy Ruth Kolodziej (bachelor and widow) justly indebted upon Installment promissory note bearing even date herewith, payable upon the terms set forth therein

NOTE TD

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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 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) to cause 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 Mortgagees or Trustees 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 eight 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 or 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 eight 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, or a fee 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 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 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: Stephen J. Kolodziej and Dorothy Ruth Kolodziej (bachelor & widow)

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 Park National Bank of Chicago 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 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.

Witness the hand and seal of the Grantor this 14th day of July, 1987

Stephen J. Kolodziej (bachelor) (SEAL)
Dorothy Ruth Kolodziej (widow) (SEAL)

This instrument was prepared by Lydia Sroka, Park National Bank, 2958 N. Milwaukee, Chicago, IL (NAME AND ADDRESS)

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Jill J. Igaravidez, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that (Bachelor) Stephen J. Kolodziej and (A Widow) Dorothy Ruth Kolodziej

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.

Given under my hand and notarial seal this 21st day of July, 1987.

(Impress Seal Here)

Jill J. Igaravidez
Notary Public

Commission Expires ~~My Commission Expires October 11, 1988~~

1/15/87
159777A
BOX No. 159777A

SECOND MORTGAGE
Trust Deed
3637202

TO
Stephen J. Kolodziej (Bachelor)
and Dorothy Ruth Kolodziej (Widow)

3637202
Park National Bank of Chicago

2958 N. Milwaukee
Chicago, IL 60618

Subscribed by STEPHEN J. KOLODZIEJ JUL 23 1987
Address 2958 N. MILWAUKEE
City CHICAGO STATE ILLINOIS ZIP 60618
Delivery Card No. 1121
Account TRUST

Delivered to TRUST
Address 2958 N. MILWAUKEE
Notified WALKER

Bank National Bank of Chicago
2958 N. Milwaukee
Chicago 60618