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~~LOT EIGHT~~ ----- (B) -----

The South 60 feet of the North 480 feet of Lot 13 ----- (13) -----

The West Half ($\frac{1}{2}$) of the North and South vacated alley adjacent and contiguous to Lot 8. -----

The East Half ($\frac{1}{2}$) of the North and South vacated alley adjacent and contiguous to the South 60 feet of the North 480 feet of Lot 13. -----

The West Half ($\frac{1}{2}$) of that part of vacated Sterling Avenue, adjacent and contiguous to the South 60 feet of the North 480 feet of Lot 13. -----

3705111

-In Block Three (3) in Olympia Fields Terrace, a Subdivision of that part of the West Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 13, Township 35 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois, lying Westerly of the right of way of the Illinois Central Railroad Company. -----

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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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 Thomas M. Miller and Kristin J. Miller, his wife as joint tenants
(hereinafter called the Grantor), of 170 Ash,
Park Forest, Illinois 60466
(No. and Street) (City) (State)

for and in consideration of the sum of Forty Thousand and No/100--
Dollars
in hand paid, CONVEY AND WARRANT to Beverly Bank-Matteson, an Illinois Banking Corporation,
of Route 30 and Kostner Avenue, Matteson, IL 60443,
(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

Above Space For Recorder's Use Only

and State of Illinois, to-wit:

See attached rider hereto and made a part hereof

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): 31-13-302-008 and 31-13-302-032
Address(es) of premises: 20431 Kedzie Avenue, Olympia Fields, Illinois 60461

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor is justly indebted upon 50,000.00 principal promissory note bearing even date herewith, payable to Beverly Bank-Matteson 31 monthly payments at \$448.77 with a final payment of the balance on January 1, 1991 with the note dated April 29, 1988

This Trust Deed covers all renewals, extensions or conversions of the Promissory Note mentioned above.

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 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 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 10.75% 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 10.75% 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 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: Thomas M. Miller and Kristin J. Miller, 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 Chicago Title and Trust Company 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.

XXXXXXXXXXXXXXXXXXXX

Witness the hand and seal of the Grantor this 29th day of April, 1988

Thomas M. Miller (SEAL)
THOMAS M. MILLER

Kristin J. Miller (SEAL)
KRISTIN J. MILLER

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

E. O'Neal-Jahnke, Beverly Bank-Matteson, Route 30 and Kostner
Matteson, Illinois 60443

This instrument was prepared by Matteson, Illinois 60443
(NAME AND ADDRESS)

NOTE IDENTIFIED

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas M. Miller and Kristin J. Miller, his wife

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 official seal this 29th day of April, 1988

(Impress Seal Here)

[Handwritten Signature]
Notary Public

Commission Expires August 5, 1989

Property of Cook County Clerk's Office

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APR 29 1988
HEARST COUNTY COURSE
RECORDS & TITLE

Subscribed by _____
Address _____
Promised _____
Dated _____
At _____
In presence of _____
Notified _____

Beverly Bank - Matheson
Route 30 and Koster
Matheson, IL 60443
Kelly

BOX No. _____
SECOND MORTGAGE
Trust Deed
TO _____
GEORGE E. COLE®
LEGAL FORMS