

TRUST DEED
SECOND MORTGAGE (ALL IN ONE)

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THIS INSTRUMENT WITNESSETH, That William E. Arnold,
divorced and not since remarried

(hereinafter called the Grantor), of 323 Indiana,
Park Forest, IL 60466

for and in consideration of the sum of Ten Thousand and No/100
(\$10,000.00) Dollars

in hand paid, CONVEY AND WARRANT to Beverly Bank-
Matteson, An Illinois Banking Corporation
of Rt. 30 & Kostner Av., Matteson, IL 60443

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:
Lot Thirty-four (34) in Block Eleven (11) in Lincolnwood Subdivision, being a part of the southeast quarter (1/4) of Section 24, Township 35 North, Range 13, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on August 7, 1957, as Document #1752498
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) 31-24-435-003
Address(es) of premises: 323 Indiana, Park Forest, IL 60466

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.
WHEREAS, The Grantor is justly indebted upon \$10,000.00 principal promissory note, bearing even date herewith, payable

in 60 installments of principal and interest to mature on April 15, 1994

This Trust Deed covers all renewals, conversions, or extensions, 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, build 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, whose policies shall be kept 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 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 13.50 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 13.50 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if 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 comparing 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 grantor, 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 relief hereof given, until all such expenses and disbursements, and the cost 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 full 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: William E. Arnold, divorced and not since remarried

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.

Witness the hand and seal of the Grantor this 11th day of April, 1989.

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

x William E. Arnold (SEAL)
William E. Arnold

(SEAL)

This instrument was prepared by K. Bethke, Beverly Bank-Matteson, Rt. 30 & Kostner Av., Matteson,
(NAME AND ADDRESS)
IL 60443

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STATE OF Illinois

COUNTY OF Cook

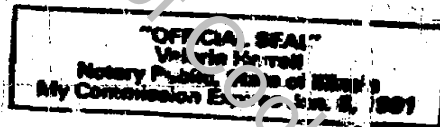
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William E. Arnold divorced and not
remarried

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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11th day of April, 19 89

(Impress Seal Here)

Commission Expires



Valvia Howell
Notary Public

3805719

SECOND MORTGAGE

Trust Deed
3805748

REC JUN 28 PM 2:48
CAROL MOORE COBAUN
REGISTRAR OF TITLES
TO
3805748
TO
3805748

Admitted by 3805748
Delivered to 3805748
Deed to 3805748
Address 3805748
Notified 3805748

BEVERLY BANK-MATTESON
ROUTE 30 AT KOSTNER AVENUE
MATTESON, ILLINOIS 60443

GEORGE E. COLE
LEGAL FORMS