

3811821

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
Carl A. Ellison and Dorothy P. Ellison, His Wife

(Hereinafter called the Grantor), of
125 Winters, Northlake, IL. 60164
(City) (State)

for and in consideration of the sum of Twelve Thousand Two
Hundred Eighty Six Dollars and 20/100 Dollars

in hand paid, CONVEY AND WARRANT to

Northlake Bank
of 26 W. North Ave. Northlake, IL. 60164
(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 and State of Illinois, to-wit:

Above Space For Recorder's Use Only

*** Lot Seven (7) Block One (1) in First Addition to Grand Avenue Highlands, being a Subdivision of the South 176 Feet of the North Half of the Southwest Quarter of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County as Document number 1446902.

Address(es) of premises: 125 Winters Drive, Northlake, IL. 60164

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

\$204.77 beginning on the 21st day of August A.D. 1989 and
\$204.77 on the 21st day of each consecutive month thereafter for fifty nine (59) months and a final payment of \$204.77 on the 21st day of July A.D. 1994

Note identified

3811821

THE GRANTOR covenants and agrees as follows: (1) to pay said indebtedness, and the interest thereon, in herein and in said note or notes provided, or according to any agreement extending time or 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 a build or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste on the 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 or deed of trust, 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 to insure, or pay taxes or assessments, or the grant incumbrance 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 13.00 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 the maximum per cent per annum allowable by law, 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 attorneys 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 the heirs, executors, administrators and assigns of the Grantor waives all right of the possession of, and (notwithstanding from, said premises proceeds with 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 and control of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner: Carl A. Ellison and Dorothy P. Ellison, his wife

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 Northlake Bank 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 trustee 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 12th day of July, 1989
Carl A. Ellison (SEAL)
Carl A. Ellison

Please print or type name(s) below signature(s)
Dorothy P. Ellison (SEAL)

This instrument was prepared by Olga Rodriguez, 26 W. North Ave., Northlake, IL. 60164
(NAME AND ADDRESS)

UNOFFICIAL COPY

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 Carl A. Ellison AND DOROTHY P. ELLISON, HIS WIFE,

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 homestead.

Given under my hand and official seal this 22nd day of July, 1989.

(Press Seal Here)

Jan K. Seider
Notary Public

Commission Expires May 21, 1989

*** Lot Seven (7) Block One (1) in First Addition to Grand Avenue Highlands, being a Subdivision of the South 176 feet of the North Half of the Southwest Quarter of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County as Document Number 1446902.

111 N Canal Street
Chicago, Ill 60602

IDENTIFIED
NO.

CAROL MORTGAGE REGISTER
JUL 22 1989

10/11/89
1201/108

BOX No.
SECOND MORTGAGE
Trust Deed

CARL A. ELLISON

TO

NORTHLAKE BANK
26 N. NORTH AVE.
NORTHLAKE, IL. 60164

811188

This instrument was prepared by Olga Rodriguez, 26 W. North Ave., Northlake, IL, 60164 (NAME AND ADDRESS)

Please print or type name(s) below signature(s) (SEAL) [Signature]

Witness the hand and seal of the Grantor this 22nd day of July 1989 (SEAL) [Signature]

IN THE EVENT OF THE DEATH OF THE GRANTOR... Northlake Bank

IN THE EVENT OF THE DEATH OF THE GRANTOR... The name of a record user...

IN THE EVENT OF THE DEATH OF THE GRANTOR... The name of a record user...

THE GRANTEE'S OBLIGATIONS AND AS TO AS FOLLOWS: (1) To pay... \$204.77 beginning on the 21st day of August A.D. 1989 and \$204.77 on the 21st day of each consecutive month thereafter for fifty nine (59) months and a final payment of \$204.77 on the 21st day of July A.D. 1994

WHEREAS, the Grantor is justly indebted upon... pink palpromissory note... bearing even date herewith, payable

Formal Real Estate and a Number: 12-29-302-026 125 Winters Drive, Northlake, IL, 60164

Herby releasing and waiving all rights under and by virtue of the homestead exemption law 1 of the State of Illinois.

SEE OTHER SIDE

THIS INSTRUMENT WITNESSETH, That Carl A. Ellison and Dorothy P. Ellison, His Wife

125 Winters, Northlake, IL, 60164 (The address) (Sum) HUNDRED EIGHTY SIX DOLLARS and TWENTY THOUSAND TWO

AND WARRANT \$1000 (The address) (Sum) HUNDRED EIGHTY SIX DOLLARS and TWENTY THOUSAND TWO

3811821

CAUTION: Consider a longer before using in making under the terms... SECOND MORTGAGE (ILLINOIS) TRUST DEED

12811821

No. 2111111111

Official Copy of a Public Record

UNOFFICIAL COPY

BOX No. _____
SECOND MORTGAGE
Trust Deed

CARL A. ELLISON

TO

NORTHLAKE BANK
267 NORTH AVE.
NORTHLAKE, IL. 60164

1281183

1993 JUL 26 PM 3:02

CAROL HOEGLY BRAUN
REGISTRAR OF TITLES

IDENTIFIED	NO.
SEARCHED BY _____	
INDEXED BY _____	

1201100

111 N Canal Street
Chicago, IL 60602

W. C. ...

*** Lot Seven (7) Block One (1) in First Addition to Grand Avenue Highlands, being a Subdivision of the South 176 feet of the North Half of the Southwest Quarter of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County as Document number 1446902.

Commission Expires May 21, 1999

(Impress Seal Here)

Notary Public

Given under my hand and official seal this 22nd day of July, 1993

waiver of the right of homestead.

Instrument a his 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 he signed, sealed and delivered the said

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

WIFE

State aforesaid, LO HEREBY CERTIFY that Carl A. Ellison AND ROBERT P. ELLISON, HIS

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

STATE OF ILLINOIS
COUNTY OF COOK

Property of Cook County Clerk's Office

11/01/93
4281183
W. C. ...