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LEGAL DESCRIPTION

Lot 4 in Block 4 in the Oakton Manor First Addition, being a Subdivision of the Northwest Quarter of the Southwest Quarter of Section 24, Township 41 North, Range 12, East of the Third Principal Meridian, excepting therefrom the following described tract: Beginning at a point in the North line of the Southwest Quarter of Section 24 said point being 166.66 feet West of the East line of the Northwest Quarter of the Southwest Quarter of Section 24 thence West along said North line 333.30 feet, thence South in a straight line 1325.80 feet more or less to a point in the South line of the North Half of the Southwest Quarter of Section 24, thence East along said South line 333.27 feet to a point, said point being 166.63 feet West of the East line of the Northwest Quarter of Southwest Quarter of Section 24, thence North in a straight line 1326.20 feet more or less to the point of beginning, situated in the County of Cook County in the State of Illinois, according to Plat registered in the Office of the Registrar of Titles in Cook County, Illinois as Document Number 1436658.

3821061

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TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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3821061

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 Timothy F. Rountree & Lorraine Vella Rountree, his wife

(hereinafter called the Grantor), of 8216 N. Elmore Niles Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Six Thousand & No/100 Dollars

in hand paid, CONVEY AND WARRANT to FIRST COLONIAL BANK NORTHWEST

of P. O. Box 48-283 Niles Illinois
(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 and State of Illinois, to-wit:
(SEE ATTACHED LEGAL)

Above Space For Recorder's Use Only

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): 09-24-328-047

Address(es) of premises: 8216 N. Elmore - Niles, Illinois

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

-----in 35 monthly instalments of \$202.16 each or more, and a final instalment of \$202.16 beginning on August 10, 1989 and continuing on the same day of each successive month thereafter until the note is paid in full.-----

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as such, 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 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 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 if money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 13.0 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 13.0 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 correcting 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 the date of sale shall have been entered or not, shall not be dismissed, nor release 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 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: Timothy F. Rountree & Lorraine Vella Rountree, 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 First Colonial Bank Northwest 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.

This trust deed is subject to

Witness the hand and seal of the Grantor this 11th day of July, 19 89

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

x Timothy F. Rountree (SEAL)
Timothy F. Rountree

x Lorraine Vella Rountree (SEAL)
Lorraine Vella Rountree

This instrument was prepared by First Colonial Bank Northwest-P. O. Box 48-283-Niles, IL 60648
(NAME AND ADDRESS)

NOTE IDENTIFIED

PROPERTY OF COOK COUNTY SECOND MORTGAGE

3821061

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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

Timothy F. Rountree & Lorraine Vella Rountree, 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 11th day of July, 1989.
OFFICIAL SEAL
NORMA JEAN GOTTSCHALK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/19/93

Norma Jean Gottschalk
Notary Public

Commission Expires 6/19/93

Submitted by _____
Address _____
Premises _____
Delivered to _____
Address _____
Notified _____
Deliver duplicate to _____
Address _____
Notified _____
CUMBRONE

*First Colorado Bank
8700 W-Dempster
Niles, Ill*

1989 AUG 30 AM 10:28
SARGL MOSELEY BRAUN
REGISTRAR OF TITLES
14379669
3821061

BOX No. _____
SECOND MORTGAGE
Trust Deed
TO _____

GEORGE E. COLE
LEGAL FORMS