

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

23 889 101

GEORGE E. COLE
LEGAL FORMS

I, the UNDERSIGNED, WITNESSETH, that DONALD L. KEENAN and MARION KEENAN, his wife
hereinafter called the Grantor, of 230 Elmore Park Ridge Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of TWENTY THOUSAND and no/100ths Dollars,
in hand paid TO WITNESS AND WARRANT to MT. PROSPECT STATE BANK, TRUSTEE, A corporation
of 111 East Busse Mt. Prospect Illinois
(No. and Street) (City) (State)
and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-
lowing 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 Village
of Park Ridge County of Cook and State of Illinois, to-wit:

Lot 2 in Block 11 in Arthur T. McIntosh & Company's Home Addition
to Park Ridge, being a subdivision of the West 1/2 of the Southwest
1/4 of Section 25, Township 41 North, Range 12 East of the Third
Principal Meridian (except the North 350 feet thereof) in Cook
County, Illinois

10.00

Hereby releasing and waiving all rights under and by virtue of the home loan 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 DONALD L. KEENAN and MARION KEENAN, his wife
justly indebted upon their Installment Note bearing even date herewith, payable

In the principal sum of Twenty Thousand and no/100ths (\$20,000.00)
Dollars due Ten (10) Years after date, and interest thereon at the
rate of eight and one-half (8-1/2) per centum per annum payable
monthly beginning May 1, 1977 with the last payment due April 1, 1987,
with interest after maturity until said Note is paid, at the rate of
nine and one-half (9-1/2) per centum per annum.

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, or to repair 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 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 prior
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 the rate of nine 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 an
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 fore-
closure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or com-
pleting abstract showing the whole title of said premises embracing foreclosure decrees—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 dec-
ree 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 with-
out notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession and charge of said premises
with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: _____
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 Recorder of Deeds 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^s and seal^s of the Grantor^s this
The Trust Deed Note mentioned in
the within Trust Deed has been
identified herewith under
Identification No. 1778
Mount Prospect State Bank, a
corporation of Illinois
Trustee

1st April 19 77
Donald L. Keenan (SEAL)
Marion Keenan (SEAL)

This instrument was prepared by E.R. Connelly, 111 E. Busse, Mt. Prospect, IL 60056
By: *E.R. Connelly* Trust Officer (NAME AND ADDRESS)

STATE OF ILLINOIS }
COUNTY OF COOK }

I, Jane C. Beece, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald L. Keenan and Marion Keenan, 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 notarial seal this 9th day of April, 1977.
Jane C. Beece
Notary Public

ILLINOIS
RECORDS
APR 15 10 03 AM '77

DOCUMENT OF RECORD
*23889101

BOX NO. 818
SECOND MORTGAGE
Trust Deed
Donald L. Keenan and
Marion Keenan, his wife
TO
Mount Prospect State Bank,
a corporation of Illinois,

Property: 230 Elmore
Park Ridge, IL 60068

GEORGE E. COLE
LEGAL FORMS