

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JULY, 1973

23 227 407

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Carlton W. Ray and Beverly J. Ray, his wife

(hereinafter called the Grantor), of 1023 Burgoyne Road, Arlington Heights, Cook, Illinois  
(No. and Street) (City) (State)

for and in consideration of the sum of Twenty thousand and 00/100 Dollars  
in hand paid, CONVEY S. AND WARRANT S. to Joha W. Modaff  
of Fountain Square Plaza, Elgin, 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 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 Village of Arlington Hts. County of Cook and State of Illinois, to-wit:

All of Lot 44 (except the South Westerly 150 feet and all of Lot 45 (except that part described as follows: Commencing at a point on Burgoyne Road, 10 feet South of most Northerly point of said Lot, thence South Easterly to North East corner of Lot 40 thence North Easterly to most North Easterly point (corner of Lot 45, thence Westerly along the Northerly line of Lot 45 to North Westerly corner of Lot 45 thence 10 feet Southerly to point of beginning all in Sherwood Subdivision of Lot 1 of South West quarter of Section 19, Township 42 North, Range 11, East of The Third Principal Meridian in Cook County, Illinois.

Hereby releasing and waiving all rights under and the virtue of the homestead 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 Carlton W. Ray and Beverly J. Ray, his wife justly indebted upon said principal promissory note bearing even date herewith, payable

To: The First National Bank of Elgin, Fountain Square Plaza, Elgin, Illinois on demand the date which is agreed or \$20,000.00 plus interest at the Prime Rate of The First National Bank of Elgin plus two points.

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 prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within 90 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 secondly 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 so to pay, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at seven 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 the interest thereon from time of such breach at seven per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, in which, 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 that 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 Carlton W. Ray and Beverly J. Ray, his wife  
In the event of the death or removal from said Kane County of the grantee, or of his resignation,

refusal or failure to act, Douglas C. Johnson 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, and seal of the Grantor, this 9th day of September, 1975

This instrument prepared by Lynn Lauder, The First National Bank of Elgin, Elgin, Illinois.

Beverly J. Ray (SEAL)  
Carlton W. Ray (SEAL)

23 227 407

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1975 SEP 16 AM 10 32

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5.00

STATE OF Illinois

COUNTY OF Kane

ss.

I, Cheryl Baker a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carlton W. Ray and Beverly J. Ray, 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 September, 1975.



Cheryl A. Baker  
Notary Public

5.00

Cook County Clerk's Office

BOX NO.

SECOND MORTGAGE  
Trust Deed

TO

GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT