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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JULY 1975

GEORGE E. COLE
LEGAL FORMS

THIS INSTRUMENT, WITNESSETH, that Donald H. Wells and Anita M. Wells, his wife
as joint tenants

hereinafter called the Grantor(s), of 915 Sussex Court Buffalo Grove, Illinois

for and in consideration of the sum of -----Ten and 00/100----- Dollars
of lawful money of the United States, do hereby CONVEY AND WARRANT to Buffalo Grove National Bank
of 555 W. Dundee Rd. Buffalo Grove, Illinois

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 Buffalo Grove, County of Cook and State of Illinois, to-wit:

Lot 98 in Cameron Countryside Unit 2 being a Subdivision in the North East
1/4 of Section 9, Township 42 North, Range 11 East of the Third Principal
Meridian, in Cook County, Illinois***

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
to Trust nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS The Grantor S Donald H. Wells and Anita M. Wells, his wife
jointly indebted upon \$20,000.00 principal promissory note bearing even date herewith, payable
in 60 installments beginning January 3, 1975

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 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) not waste 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
grantor 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 incum-
brances, 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 of prior incumbrances of the interest thereon when due, the
creditor 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 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 with interest thereon
from time of such breach at seven 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.

If in Accordance with the provisions of said promissory note all payments due or incurred in behalf of plaintiff in connection with the fore-
closure hereof, including reasonable attorney's fees, costs for documentary evidence, stenographer's charges, cost of procuring or com-
pleting abstract showing the whole title of said premises, and all expenses and disbursements paid or incurred in connection with the fore-
closure hereof, 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, at
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 judgment that may be rendered in such foreclosure proceedings, which proceeding, whether a
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 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 or charge of said premises
with power to collect the rents, and the profits of the said premises.

The name of a record holder is Donald H. Wells and Anita M. Wells County of the grantor, or of his resignation,
In the event of the death or removal from said County of said County is hereby appointed to be

refusal or failure to act, or 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, hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are
performed, the grantor, 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 28th day of November 1975

Donald H. Wells (REAL)
Anita M. Wells (REAL)

This Document was prepared by Gayle Redfern
of Buffalo Grove National Bank

5.00

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Carole A. Klotz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald H. Wells and Anita M. Wells, his wife

personally known to me to be the same person(s) whose name(s) 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 termination of the right of homestead.



my hand and notarial seal this 28th day of November, 1975

Carole A. Klotz
Notary Public

Commission Expires _____

COOK COUNTY CLERK'S OFFICE
FILED FOR RECORDS
DEC 24 '75 9 55 AM

*23335057

BOOK No. _____
SECOND MORTGAGE
Trust Deed

NOTARY TO
LAWYER WALTER H. HARRIS
345 WEST SUPERIOR ST.
BUFFALO GROVE, ILLINOIS 60089

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT