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Form 2512-R - TRUST DEED - Second Mortgage

THIS INDENTURE WITNESSETH, That the Grantor William M. McGlooin and Adrienne J. McGlooin
 his wife _____ of the village of Hoffman Estates
 County of Cook and State of Illinois for and in consideration of the sum of
Two Thousand Seven Hundred Fifty and no/100 (\$2,750.00) DOLLARS,
 in hand paid, Convey and Warrant to George H. Bell, Trustee,
 of the village of Bartlett, County of Cook and State of Illinois, to wit:

Lot 11 in block 58 in Hoffman Estates No. 4, being a subdivision of that part
 of the South West 1/4 of Section 15, Township 41 North, Range 10, East of the
 Third Principal Meridian according to the plat thereof recorded April 5, 1957
 as Document No. 16,370,207 in the Office of the Recorder of Deeds, in Cook
 County, Illinois

THIS IS A JUNIOR MORTGAGE

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State in which said land is situated. IN
 TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor William M. McGlooin and Adrienne J. McGlooin
 justly indebted upon THIS principal promissory Note bearing even date herewith payable to the order of

the Bartlett Stat Bank, Bartlett, Illinois, payable as follows: Two Thousand
 Seven Hundred Fifty Dollars (\$2,750.00) ON DEMAND, with interest at the rate
 of nine per cent (9%) per annum, payable semi-annually on the whole amount of
 said principal sum remaining from time to time unpaid, both principal and interest
 payable in lawful money of the United States of America, at Bartlett, Illinois

THE GRANTORS, covenant, and agree as follows: (1) to pay all prior incumbrances and the interest thereon, at the time and
 place when and where the same shall be or become due and payable; (2) to pay said indebtedness, and the interest thereon as herein and in said
 notes and coupons provided, or according to any agreement extending time of payment; (3) to pay prior to the time that penalty will attach in
 each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (4) 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; (5) that waste to said
 premises shall not be committed or suffered; (6) to keep all buildings at any time on said premises insured against loss by fire and tornado to
 their full insurable value, 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 claimable, first, to the first trustee, or mortgagee, and second, to the
 trustee herein, as their several interests may appear, which policy or policies shall be deposited and remain with said trustee or mortgagee
 until this indebtedness shall be fully paid; (7) to keep the said property tenable and in good repair; and (8) not to suffer any mechanic's
 or other lien to attach to said premises. In the event of failure to pay prior incumbrances, and the interest thereon, so to insure, to pay
 taxes or assessments, to keep the property in good repair, or to prevent mechanic's or other liens attaching to said premises, the grantor,
 or the holder of said indebtedness may pay such prior incumbrance and the interest thereon, may pay insurance premiums, pay such taxes or
 assessments, or make and pay for such repairs as he may deem necessary to keep the said premises tenable and in good repair; or discharge
 or purchase any tax lien or title affecting said premises; or compromise, settle and discharge any mechanic's or other lien attaching to said
 premises, and all moneys so paid, the grantor, agree 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 hereof, or by suit at law, or both, the same as if
 all of said indebtedness had then matured by express terms.

IT IS AGREED that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure
 hereof - including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing an
 abstract of title showing the whole title to said premises embracing foreclosure decree - shall be paid by the grantor. If the like expenses
 and disbursements, occasioned by any suit or proceeding wherein the trustee, or any holder of any part of said indebtedness, as such, may be
 a party, shall also be paid by the grantor; that expenses and disbursements shall be an additional lien upon said premises shall have
 as costs and included in any decree that may be rendered in such foreclosure proceeding, which proceeding, when a decree of sale shall have
 been entered or not, shall not be dismissed, nor a release hereof given, until all such fees, expenses and disbursements, and the cost of suit,
 including solicitor's fees, have been paid. The grantor, waive, all right to the possession of and income from said premises pending such
 foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agree that upon the filing of any bill to
 foreclose this Trust Deed, a receiver shall upon motion of Solicitor for complainant, without notice, be immediately appointed by the court
 and before which such motion for the appointment of a receiver shall come on for hearing, to take possession or care of said premises, and
 collect such income and the same, less receivership expenditures including repairs, insurance premiums, taxes, assessments and his commis-
 sions, to pay to the person entitled thereto in reduction of the indebtedness hereby secured, in reduction of the amount of any decree of
 sale entered in any foreclosure proceeding, in payment or reduction or any deficiency after a Master's or Commissioner's sale under any
 decree of sale, in payment or reduction of any deficiency decree entered thereon, or, if not in either matter so applied, the Court approving
 the receiver's report shall order that the same be paid to the person entitled to the notes of purchase at any application for receiver is hereby expressly waived and it shall not be the duty of the trustee, legal holder of the notes of purchase at any
 application for receiver to see to the application of the principal sum hereby secured or of the purchase money; or to inquire into the validity of
 any taxes, assessments, tax sales, tax titles, mechanic's or other liens, or titles, or the necessity for repairs, in advancing money as herein-
 before provided.

IT IS FURTHER AGREED, That as further and additional security hereto said grantors agree to assign and by these presents, do
 assign, all the rents, issues and profits arising or to arise out of said premises to the said grantors herein and authorize him, in his own name,
 as assignee or otherwise, to receive, sue for or otherwise collect such rents, issues and profits, to serve all notices which may be or become
 necessary, to institute forcible detainer proceedings, to receive possession, to rent and release said premises, or any portion thereof, for such
 term or terms and on such conditions as he may deem proper, and apply the proceeds thereof. First, to the payment of the expenses and
 charges against said property; Second, to the payment of interest and expenses of this trust including advancements, if any; and, Third, to the
 payment of the principal sum hereby secured, rendering the overplus, if any, to the undersigned when the indebtedness hereby secured shall
 have been fully paid and cancelled.

IN THE EVENT of the death, inability, removal or absence from said Cook County of the trustee, or of his
 refusal or failure to act, then Martin G. Struwing of said County, is hereby appointed to be the 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 trustee, or his
 successor in trust, shall release said premises to the party entitled thereto on receiving his reasonable charges.

WITNESS the hand, and seal, of the grantor, this 11th day of May, A.D. 1974

William M McGlooin (SEAL)
Adrienne J McGlooin (SEAL)
 _____ (SEAL)
 _____ (SEAL)

