

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

24 581 488

THIS INDENTURE, WITNESSETH, That Anthony J. Vucko and Susan M. Vucko, his wife, in joint tenancy

hereinafter called the Grantor), of 540 W. Green Drive, Wheeling, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Ten and no/100 Dollars

in hand paid, CONVEY AND WARRANT to Buffalo Grove National Bank Illinois
of 55 West Dundee Road Buffalo Grove
(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 every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated in the Village of Wheeling County of Cook and State of Illinois, to-wit: Lot 12 in Block 2 in Dunhurst Subdivision Unit 3 in the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 23, 1955 as Document 16,371 in Cook County, Illinois.

10.00

A# 842520

Hereby releasing and waiving all rights under and by 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 Anthony J. Vucko and Susan M. Vucko, his wife, in joint tenancy justly indebted upon \$5,000.00 principal promissory note bearing even date herewith, payable on demand.

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) that waste to said premises shall not be committed or suffered; (5) to keep all buildings insured 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 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 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.

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 a complying 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, and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceedings, 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 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 Anthony J. Vucko and Susan M. Vucko, his wife, in joint tenancy County of the grantee, or of his resignation, IN THE EVENT of the death or removal from said County is hereby appointed to be

refusal or failure to act, then 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 grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hands and seals of the Grantor, this 2nd day of August, 19 78
This document are prepared by MA-170 to Anthony J. Vucko (SEAL)
Christa Lenczuk Z Anthony J. Vucko
Buffalo Grove National Bank Susan M. Vucko (SEAL)
555 West Dundee Road Susan M. Vucko
Buffalo Grove, Illinois 60090

BOX 533

24 581 488

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Judith K. Widbin ^{Lake}, a Notary Public in and for ~~said~~ Cook County, in the State aforesaid, DO HEREBY CERTIFY that Anthony J. Vucko and Susan M. Vucko, his wife, in joint tenancy-----

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 their free and voluntary act, for the uses and purposes therein set forth, including the release and was of the highest quality and not a forgery.

Given under my hand and notarial seal this 3rd day of August, 1978.



Judith K. Widbin
Notary Public

Commission Expires 3-16-82

COOK COUNTY, ILLINOIS
FILED FOR RECORD
Aug 14 9 01 AM '78

Richard H. Wilson
RECORDER OF DEEDS
24581488

BOX No. _____	SECOND MORTGAGE Trust Deed	TO			
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