

# UNOFFICIAL COPY

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## TRUST DEED SECOND MORTGAGE FORM (Illinois)

THIS INDENTURE, WITNESSETH, That Michael A. Schirmang

(hereinafter called the Grantor), of 755 Harms Ct. 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  
of 555 West Dundee Road Buffalo Grove 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 Wheeling County of Cook and State of Illinois, to-wit: **PARCEL 1:**

Unit 54-C is delineated on the survey of the following described parcel of real estate (Hereinafter referred to as parcel): Lots 42 to 46, 49, 52, 54, 55, 56, 57, and 58, in Cedar Run subdivision being a subdivision of the North East 1/4 of section 4, township 42 North Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded October 1, 1971 a document number 21660896 in the office of the recorder of Deeds of Cook County, Illinois which survey is attached as exhibit 'D' to declaration of Condominium ownership made by Tecton Corporation, a corporation of Delaware, Recorded in the office of the recorder of Deeds of Cook County, Illinois, as document number 22378213 together with an undivided percentage interest in the common elements in said parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said declaration and survey) all in Cook County, Illinois. **Parcel 2:** Easements appurtenant to and for the benefit of parcel 1 as set forth in the declaration of easements Dated November 3, 1972 and recorded November 3, 1972 as document number 22109221, all in Cook County, Illinois.

Hereby releasing and waiving all rights under and benefit 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 Michael A. Schirmang  
justly indebted upon 7,000.00 principal promissory note bearing even date herewith, payable  
in 60 monthly installments of \$150.00 beginning on November 20, 1978

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1000

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 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 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 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 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 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, 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 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 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: Michael A. Schirmang

IN THE EVENT of the death or removal from said Wheeling County of the grantee, or of his resignation, refusal or failure to act, then Michael A. Schirmang of said County is hereby appointed to 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 3rd day of October, 19 78

This document prepared by S. Weinberg  
c/o Buffalo Grove National Bank  
555 West Dundee Road  
Buffalo Grove, Illinois 60090

Michael A. Schirmang  
(Michael A. Schirmang)  
(SEAL)

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RECORDED  
#24684369

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

STATE OF Illinois  
COUNTY OF Cook

OCT 24 1978 9 08s.AM

I, J. Moskal, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael A. Schirmang

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waive of the right of homestead.

Gave my official and notarial seal this 3rd day of October, 19 78



*J. Moskal*  
Notary Public

Commission Expires 9-1-81

BOX No. \_\_\_\_\_

SECOND MORTGAGE  
Trust Deed

TO

**BOX 533**

Mail To:  
Buffalo Grove National Bank  
555 W. Dundee Road  
Buffalo Grove, Ill 60090

END OF RECORDED DOCUMENT