

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24962596

7142
GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That CHARLES R. BERRY AND CAROL ANN BERRY, his wife,

(hereinafter called the Grantor), of 1356 Gloria Drive, Palatine, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of ELEVEN THOUSAND SEVEN HUNDRED SIXTY-THREE AND 60/100 Dollars

in hand paid, CONVEY AND WARRANT to Mayrine Frohne
of 100 W. Palatine Rd., Palatine, Illinois
(No. and Street) (City) (State)

and to his successor, 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 Palatine County of Cook and State of Illinois, to-wit:

Lot 29 in block 11 in Winston Park Northwest Unit No. 1, being a Subdivision in Section 13, Township 4 North, Range 10, East of the Third Principal Meridian, according to plat thereof recorded July 30, 1957 as Document 16972096, in Cook County, Illinois.

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 Charles R. Berry and Carol Ann Berry, his wife, justly indebted upon one principal promissory note bearing even date herewith, payable

in 120 successive monthly installments commencing on the 26th day of June 1979, and on the same date of each month thereafter, all except the last installment to be in the amount of \$98.03 each and said last installment to be the entire unpaid balance of said sum. It is intended that this instrument shall be secure for a period of ten years, any extensions or renewals of said loan and any additional advances up to a total amount of Eleven Thousand Seven Hundred Sixty-Three and 60/100ths Dollars.

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 when due 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 secondly to the Trustee herein as their interests may appear, such policies shall be left and remain with the said Mortgagees 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 an 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 eight 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 or 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 eight 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 on 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 and costs 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 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 receiver is: Charles R. Berry and Carol Ann Berry.

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, when Joseph P. O'Connor or William W. Heise, Jr. 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 12 day of May 1979

Charles R. Berry (SEAL)
Charles R. Berry
Carol Ann Berry (SEAL)
Carol Ann Berry

PALATINE SAVINGS & LOAN ASSOCIATION
100 West Palatine Road

This instrument was prepared by P.O. Box 159 ADDRESS)
Palatine, Illinois 60067

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