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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

24 004 769

5627

GEORGE E. COLE
LEGAL FORMS

THIS INSTRUMENT, WITNESSETH, that JAMES H. RAINBOLT III AND MICKIE J. RAINBOLT, his wife,
hereinafter called the Grantor(s), of 1933 Wayland Lane, Schaumburg, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Twenty Thousand One Hundred Sixty and No/100ths * * * Dollars
in hand paid, CONVEY AND WARRANT to Mayrine Frohne
of 100 W. Palatine Road, Palatine, 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 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 Schaumburg, County of Cook and State of Illinois, to-wit:

LOT 54 IN WEAVERSFIELD UNIT 2, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION
20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

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

Whereas, The Grantor(s) James H. Rainbolt III and Mickie J. Rainbolt, his wife,
is/are indebted upon One principal promissory note bearing even date herewith, payable

in 120 successive monthly installments commencing on the 14th day of August, 1977 and
on the same date of each month thereafter, all except the last installment to be in
the amount of \$168.00 each and said last installment to be the entire unpaid balance
of said sum. It is intended that this instrument shall also secure for a period of
ten years, any extensions or renewals of said loan and any additional advances up to
a total amount of Twenty Thousand One Hundred Sixty and No/100ths Dollars.

The Grantor(s) 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 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 incumbrances,
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 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 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 any 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 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 fore-
closure hereof, including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or com-
pleting 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,
such as 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 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 said foreclosure 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 First 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, issues, and profits of the said premises.

The name of a record owner is JAMES H. RAINBOLT III AND MICKIE J. RAINBOLT, his wife.
In the Event of the death or removal from and Cook County of the grantee, or of his resignation,
retiral or failure to act, then Joseph P. O'Connor of said County is hereby appointed to be
first successor in the 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 First day of July 1977

James H. Rainbolt III (SEAL)

Mickie J. Rainbolt (SEAL)

PALATINE ESTATES & LO
100 W. Palatine Road

This instrument was prepared by P.O. # 159
Palatine, Illinois 60067 (NAME AND ADDRESS)

24 004 769

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Elsie G. Smith, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James H. Rainbolt III and Nickie J. Rainbolt, his wife, 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 at their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this First day of July, 19 77.

(Impress Seal Here)
Notary Public
Commission Expires 10/1/79

[Signature]
Notary Public

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BOX 533
BOX No.

SECOND MORTGAGE
Trust Deed

PALATINE SAVINGS & LOAN ASSOCIATION
100 West Palatine Road
P.O. Box 159
Palatine, Illinois 60067

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT