

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

24 373 638

THIS INDENTURE, WITNESSETH, That Robert J. Green and Carolyn D. Green, his wife, as

joint tenants
(hereinafter called the Grantor), of 725 Bradford Ct. Arlington Hts. Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Ten and 00/100 Dollars
in hand paid, CONVEY AND WARRANT to Buffalo Grove National Bank Illinois
of 555 W. Dundee 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 Arlington Heights County of Cook and State of Illinois, to-wit:
Lot 47 in Kreisman's Brookside Subdivision Unit No. 1, being a Subdivision of part of the North West 1/4 of the North East 1/4 of Section 17, Township 22 North, Range 11 East of the 3rd P.M. in the Village of Arlington Heights as shown on plat recorded May 16, 1969 as Document 20843497 in Cook County, Illinois.

10.00

Hereby releasing and waiving all rights under and by virtue of the best instead 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 s Robert J. Green and Carolyn D. Green, his wife, as joint tenants justly indebted upon \$10,000.00 principal promissory note bearing even date herewith, payable on demand.

A# 820813

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 (60) after destruction or damage to or loss of said premises, to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) to 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 the 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 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 per cent interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and without interest thereon from time of such breach at seven per cent per annum. 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.

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 copying 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 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: Robert J. Green and Carolyn D. Green, his wife, as joint tenants County of the grantee, or of his resignation, IN THE EVENT of the death or removal from said _____ of said County is hereby appointed to be refusal or failure to act, then _____ 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 16th day of March, 19 78
Carolyn D. Green (SEAL)
Robert J. Green (SEAL)

This document prepared by J. Widbin, c/o
BUFFALO GROVE NATIONAL BANK
555 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS 60090

Carolyn D. Green (SEAL)
Robert J. Green (SEAL)

BOX 533

21-32638

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Dominic Rotendo, Jr., a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. Green and Carolyn D. Green, his wife

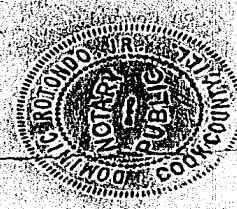
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 16th day of March, 1978

(Impress Seal Here)

Dominic Rotendo, Jr.
Notary Public

Commission Expires Apr 26, 1981



*24373638

BOX No. _____
INDEXED _____
FILED _____

SECOND MORTGAGE
TRUST DEED
ON 11/17/78

_____ TO _____

END OF RECORDED DOCUMENT