

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

25541919

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That ROBERT B. MUTSCHLER & DOROTHY H. MUTSCHLER (HIS WIFE)

(hereinafter called the Grantor), of 1308 E. KINGSBURY HANOVER PARK ILLINOIS
(No. and Street) (City) (State)

and in consideration of the sum of \$ 17,682.84 Dollars

in hand paid, CONVEY AND WARRANT to SECURITY PACIFIC FINANCE CORP.
of 1699 EAST WOODFIELD RD SCHAUMBURG 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 HANOVER PARK County of COOK and State of Illinois, to-wit:

UNIT E AND GARAGE E IN BUILDING 14, TOGETHER WITH AN UNDIVIDED .007166 PERCENT INTEREST IN THE COMMON ELEMENTS OF HANOVER SQUARE CONDOMINIUM ASSOCIATION NO. 1 ON LOT 5 IN HANOVER HIGHLANDS UNIT 10, A SUBDIVISION OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO AN ENABLING DECLARATION ESTABLISHING A PLAT OF CONDOMINIUM OWNERSHIP AND PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT 'C', RECORDED MAY 25, 1972 AS DOCUMENT 21,916,568 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 ROBERT B. MUTSCHLER & DOROTHY H. MUTSCHLER (HIS WIFE) justly indebted upon THEIR principal promissory note bearing even date herewith, payable

IN EIGHTY FOUR (84) EQUAL AND CONSECUTIVE MONTHLY PAYMENTS OF TWO HUNDRED TEN AND 51/100 (\$210.51) DOLLARS BEGINNING ON SEPTEMBER 11, 1980 AND ENDING ON AUGUST 11, 1987, OR UNTIL THE ABOVE AMOUNT IS PAID IN FULL. THE FULL NOTE BEING SEVENTEEN THOUSAND SIX HUNDRED EIGHTY TWO AND 84/100 (\$ 17,682.84) 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, 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 on 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 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 any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and if he or she so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at a rate 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 foreclosure hereof—including reasonable attorney's fees, and days 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 claims to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of an 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 B. MUTSCHLER & DOROTHY H. MUTSCHLER (HIS WIFE)

IN THE EVENT of the death or removal from said COOK County of the grantee, or of his resignation, refusal or failure to act, then _____ 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 hands and seals of the Grantor, this 6th day of AUGUST, 1980

MAIL TO [handwritten mark]

Robert B. Mutschler (SEAL)
Dorothy Mutschler (SEAL)

This instrument was prepared by MARY LUEDERS 1699 EAST WOODFIELD RD SCHAUMBURG, ILLINOIS
(NAME AND ADDRESS)

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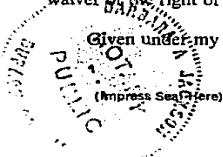
1980 AUG 8 AM 10 41

STATE OF DUPAGE COUNTY OF ILLINOIS AUG 8 1980 531100 25541919 10.15

I, BARBARA A. JACKSON, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT B MUTSCHLER & DOROTHY MUTSCHLER (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 THEY 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 official seal this 7th day of AUGUST, 1980.



Barbara A. Jackson
Notary Public

Commission Expires 11/7/82

10.00 MAIL

BOX No.

SECOND MORTGAGE
Trust Deed

ROBERT B. MUTSCHLER AND

DOROTHY H. MUTSCHLER (HIS WIFE)
TO

SECURITY PACIFIC FINANCE CORP.

MAIL TO:

GEORGE E. COLE
LEGAL FORMS