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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

25149274

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Richard M. Schwartz and Phyllis L. Schwartz, his wife,

(hereinafter called the Grantor), of 1418 Forest, Evanston, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of FIFTY THOUSAND AND NO/100 Dollars
in hand paid, CONVEY AND WARRANT to Bank of Commerce and Industry
of 6100 N. Northwest Highway, Chicago, 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 Town of Evanston County of Cook and State of Illinois, to-wit:

LOT 5 AND THE NORTH HALF OF LOT 6 IN BLOCK 33 IN EVANSTON OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 Richard M. Schwartz and Phyllis L. Schwartz, his wife
justly indebted upon \$50,000.00 principal promissory note, bearing even date herewith, payable

at the rate of 2% per annum plus the prime rate of interest of Harris Trust & Savings Bank from time to time in effect with a principal installment of \$2,500 plus interest to date to be paid on the 11th day of December, 1979 and then quarterly thereafter until the entire sum is paid, and notwithstanding any terms of this instrument to the contrary all unpaid interest and principal, if not sooner paid, shall be paid on the 11th day of September, 1980. The rate of interest is to be adjusted when and as such prime rate shall change and be so applicable until maturity. After maturity, such rate will be increased to 1% over the prime rate and so continue until finally paid.

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, 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 discharge or purchase any 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 hereon.

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, 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 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, or 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 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: Richard M. Schwartz and Phyllis L. Schwartz, 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 pay when Bank of Commerce and Industry 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 11th day of September, 19 79

Identification No. 29119
BANK OF COMMERCE & INDUSTRY, Trustee

x Richard M. Schwartz (SEAL)

BY: Don Levy, Vice President

x Phyllis L. Schwartz (SEAL)

This instrument was prepared by Harold J. Green, 77 W. Washington, Chicago, IL
(NAME AND ADDRESS)

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STATE OF Illinois

COUNTY OF Cook

ss.

I, Frances M. DiGiacomo, a Notary Public in and for said County, in the State of said, DO HEREBY CERTIFY that Richard M. Schwartz and Phyllis L. Schwartz

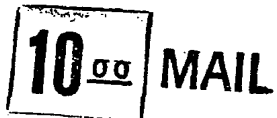
personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including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

Given under my hand and notarial seal this 11th day of September, 19 79.



Frances M. DiGiacomo
Notary Public

Commission Expires May 17, 1983



BOX No.

SECOND MORTGAGE

Trust Deed

MAIL TO
Bank of America & Italy
6100 N. Northwest Hwy
TO
Chicago IL 60631

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT