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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2102
September, 1975

25151187

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Doyle J. Gates & Kim B. Gates, his wife
(hereinafter called the Grantor), of 641 Gray Ct. Wheeling Illinois
(No. and Street) (City) (State)
for and in consideration of the sum of Eight thousand five hundred dollars plus interest Dollars
in hand paid, CONVEY AND WARRANT to Bank of Commerce Illinois
of 5500 St. Charles Road Berkeley (City) (State)
(No. and Street)
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 Wheeling County of Cook and State of Illinois, to-wit:

PARCEL I:

Unit No. 88D, as delineated on the survey of the following described Parcel of Real Estate (hereinafter referred to as Parcel): Lots 83 to 92, both inclusive, in Cedar Run Subdivision, being a Subdivision of the Northeast 1/4 of Section 4, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded October 1, 1971 as Document 21,660,896 in the Office of the Recorder of Deeds of Cook County, Illinois, which survey is attached as Exhibit "D" to Declaration of Condominium Ownership made by Tekton Corporation, a corporation of Delaware, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 22,557,151 together with an undivided percentage interest in the common element in said Parcel (excepting from said Parcel the property and space comprising all the Units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois

PARCEL II:

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Easements appurtenant to and for the benefit of Parcel I as set forth in the Declaration of Easements dated November 3, 1972 and recorded November 3, 1972 as Document 22,109,221, all 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 TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor Doyle J. Gates & Kim B. Gates, his wife justly indebted upon principal promissory note bearing even date herewith, payable in 120 days plus subsequent renewals.

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, here due in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after the 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 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 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 charge 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 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, delays 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 the decree that may be rendered in such foreclosure proceedings; which proceeding, when the decree of sale shall have been entered, 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, 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 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 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 new owner is: Doyle J. Gates & Kim B. Gates IN THE EVENT of death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then Chgo. Title Insurance Co. 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 17th day of September 1979

Doyle J. Gates (SEAL) X Kim B. Gates (SEAL)

This instrument was prepared by Carol Donahue - Bank of Commerce in Berkeley (NAME AND ADDRESS)

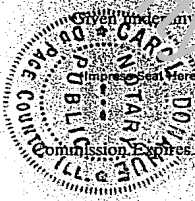
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STATE OF Illinois)
COUNTY OF DuPage) ss.

I, Carol Donahue, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Doyle J. Gates & Kim B. Gates

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 17th day of September, 19 79.



Carol Donahue
Notary Public

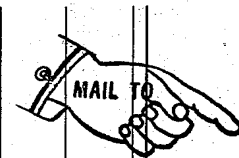
1979 SEP 18 PM 7:06

RECORDING OFFICE OF COOK COUNTY CLERK

SEP-18 1979 6 67 120 25151187 A Rec 11.00

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BOX No.
SECOND MORTGAGE
Trust Deed



TO

BANK OF COMMERCE
5500 ST. CHARLES RD.
BERKELEY, ILL. 60163

25151187

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT