

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975 25162347

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Richard B. Boyle and Linda L. Boyle, his wife

(hereinafter called the Grantor), of 1324 Seven Pines Schaumburg Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Seventeen-thousand-one-hundred-fifty-two-and-33/100 Dollars

in hand paid, CONVEY AND WARRANT to John H. Thode, Trustee
of 18224 Dolphin Lake Drive Homewood 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 Schaumburg County of Cook and State of Illinois, to-wit:

Address of Property: 1324 Seven Pines Schaumburg, Ill

Unit No. 569LB2 together with a perpetual and exclusive easement in and to garage unit No. G5689LB2 as delineated on a survey of a parcel of land part of the south half of the southwest quarter of the southwest quarter of section 24, township 41 north, range 10 east of the third principal Meridian (hereinafter referred to as "Development Parcel") which survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank of Chicago, as Trustee under Trust Agreement dated May 1, 1976 and known as Trust No. 21741, recorded in the office of the recorder of Cook County, Illinois as Document No. 23863582

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 B. Boyle and Linda L. Boyle, his wife justly indebted upon their principal promissory note bearing even date herewith, payable

to the Evergreen Plaza Bank, Evergreen Park, Illinois the sum of Seventeen-thousand-one-hundred-fifty-two-and-33/100 (17,152.33) Dollars in one payment as follows:
\$17,152.33 due on the 15th day of October, 1979

10.00

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 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 of Mortgage, and, secondly, 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.

IF THE EVENT of failure to insure, or pay taxes or assessments, 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 monies 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.

IF THE EVENT of a breach of any of the aforesaid covenants or agreements or 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, in the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Grantor that all expenses, including disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, 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 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 right for 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 the 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 B. Boyle and Linda L. Boyle, 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 Richard J. Brennan 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, 8 this 13th day of September, 1979

Richard B. Boyle (SEAL)
Linda L. Boyle (SEAL)

This instrument was prepared by Barbara A. Spanos, Evergreen Plaza Bank, Evergreen Park, Ill
(NAME AND ADDRESS)

A 897882

SECOND MORTGAGE

25162347

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Kenneth C. Schwarz
Notary Public

25162347

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, Kenneth C. Schwarz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard B. Boyle and Linda L. Boyle, 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 13th day of September, 1979.

(Impress Seal Here)

Kenneth C. Schwarz
Notary Public

Commission Expires 7-28-80

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO

MAIL TO
EVERGREEN BANK
9640 SOUTH WESTERN AVENUE
EVERGREEN PARK 42, ILLINOIS
P.O. BOX 533
Box 533
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT