

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

26412516

THIS INDENTURE, WITNESSETH, That John F. Richter and Ina Mae Richter, his wife, in joint tenancy
(hereinafter called the Grantor), of 874 S. Fletcher Drive, Wheeling, Illinois
(No. and Street) (City) (State)
for and in consideration of the sum of Ten and no 00/100 Dollars
in hand paid, CONVEY AND WARRANT to Buffalo Grove National Bank
of 555 W. Dundee Rd. 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 Wheeling County of Cook and State of Illinois, to-wit:

Lot Ten (10) in Block Five (5) in Dunhurst Subdivision, Unit No. Four (4), being a Subdivision of part of the East half of the Northwest Quarter of Section 10, Township 42 North, Range 11, East of the Third Principal Meridian; also part of the Southwest Quarter of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian according to plat of said Subdivision recorded April 24, 1956 as Document 16559719, in Cook County, Illinois; commonly known as 874 South Fletcher Drive, Wheeling, Illinois.

10.00

Commonly known as: 874 S. Fletcher Drive, Wheeling, 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 S. John F. Richter and Ina Mae Richter, his wife, in joint tenancy
justly indebted upon \$15,000.00 principal promissory note bearing even date herewith, ~~XXXX~~
or if renewed, such date as appears on the renewal Note.

This Trust Deed/Second Mortgage is executed to secure all future loans that may be made to John F. Richter and Ina Mae Richter, his wife, in joint tenancy as evidenced that said Notes are to be secured by this Trust Deed/Second Mortgage

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 therefore; (3) within ten 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 on said indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interest 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 to so insure, or pay taxes or assessments, or 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 moneys so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at highest legal rate 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 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 highest legal rate 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 term.

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 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 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 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: John F. Richter and Ina Mae Richter, his wife, in joint tenancy

In the event of the death or removal from said _____ County of the grantee, or of his resignation, refusal or failure to act, then _____ of said County is hereby appointed to be first successor of 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 hand S and seal S of the Grantor S this 8th day of November, 19 82.

This document prepared by:
Cynthia S. Dahlem
Buffalo Grove National Bank
555 W. Dundee Rd.
Buffalo Grove, IL 60090

(X) John F. Richter (SEAL)
(X) Ina Mae Richter (SEAL)

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COOK COUNTY, ILLINOIS
FILED FOR RECORD
STATE OF Illinois
COUNTY OF Cook
1982 NOV 16 AM 11:09

Sidney R. Olson
RECORDER OF DEEDS
26412516

I, Cynthia S. Dahlem, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John F. Richter and Ina Mae Richter, his wife, in joint tenancy 874 S. Fletcher Drive, Wheeling, Illinois

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 ademption.

Given under my hand and notarial seal this 8th day of November, 1982.



(X) *Cynthia S. Dahlem*
Cynthia S. Dahlem
Notary Public

Commission Expires 11-6-84

BOX 533

BOX No.

SECOND MORTGAGE

Trust Deed

TO

MAIL TO:
Buffalo Grove National Bank
555 W. Dundee Rd.
Buffalo Grove, IL 60090

Cynthia S.

26412516

END OF RECORDED DOCUMENT