

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

26 563 835

THIS INDENTURE, WITNESSETH, That Gary R. Carlstrand, a bachelor and Barbara R. Monti,
a spinster
(hereinafter called the Grantor), of 3 Mohawk Court, Buffalo Grove, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of Ten and 00/100 Dollars
in hand paid, CONVEY AND WARRANT to CONTINENTAL BANK OF BUFFALO GROVE, N.A.
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 Buffalo Grove County of Cook and State of Illinois, to-wit:

Lot 39 in Robert's second Addition to Buffalo Grove, being a Subdivision
in Section 3, Township 42 North, Range 11, East of the Third Principal
Meridian, according to the Plat thereof recorded August 23, 1962 as
Document 18,570,757, in Cook County, Illinois.

10.00

ATT 930312

SUBJECT TO: General real estate taxes for the year 1976 and subsequent
years; building line, use and occupancy restrictions and
covenants of record; easements of record for public utilities;
and zoning laws and ordinances.

Commonly known as: 3 Mohawk Court, Buffalo Grove, 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 Grantors Gary R. Carlstrand, a bachelor and Barbara R. Monti, a spinster
justly indebted upon \$13,000.00 principal promissory note bearing even date herewith, XXXXX
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 Gary R. Carlstrand, a bachelor and Barbara R. Monti, a spinster as evidenced
by Notes reciting 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 assessments against said premises, and on demand to exhibit receipts therefor; (2) to pay prior to the first day of June in each year, all taxes and or restore all buildings or improvements on said premises that may have been destroyed or damaged; (3) within 30 days after construction or damage to rebuild be committed or suffered; (4) 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 interest may appear, which policies shall be left and remain with the said Mortgagees or Trustees until the indebtedness is fully paid; (5) 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 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 indebtedness, 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 higher 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 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 or 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 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 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 on 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 Gary R. Carlstrand, a bachelor and Barbara R. Monti, a spinster
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 in 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 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 28th day of March, 1983.

This document prepared by:
Cynthia S. Dahlem (SEAL)
Continental Bank of Buffalo Grove, N.A.
555 W. Dundee Rd.
Buffalo Grove, Ill. 60090
Gary R. Carlstrand (SEAL)
Barbara R. Monti (SEAL)

26 563 835

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Cynthia S. Dahlem, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary R. Carlstrand, a bachelor and Barbara R. Monti, a spinsters 3 Mohawk Court, Buffalo Grove, 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 homestead.

Given under my hand and notarial seal, this 28th day of March, 1983.

(Impress Seal Here)

(x) Cynthia S. Dahlem
(Cynthia S. Dahlem)



Commission Expires 11-6-84

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1983 APR 11 AM 10:45

Sidney R. Olson
RECORDER OF DEEDS

26563835

BOX **533**
SECOND MORTGAGE
Trust Deed

TO

MAIL TO:
CONTINENTAL BANK OF BUFFALO GROVE, N.A.
555 W. Dundee Rd.
Buffalo Grove, Ill. 60090

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