

GEN. S.E. COLE
L.F. FORMS

FORM NO. 2202
April, 1980

26 568 808

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THIS INDENTURE WITNESSETH, That Richard B. Day & Joan E. Day, his wife
(hereinafter called the Grantor), of 350 Meadowbrook Dr., Northbrook, IL 60062
(No. and Street) (City) (State)
for and in consideration of the sum of Twenty Thousand Sixty Eight and 80/100 Dollars
in hand paid, CONVEY AND WARRANT to Bank of Northfield
of 400 Central, Northfield, IL 60093
(No. and Street) (City) (State)

Above Space For Recorder's Use Only

as Trustee, and to his successors in trust hereinafter named, 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 County of Cook and State of Illinois, to-wit:

Lot 33 in William B. Britigan's Sunset Ridge Golf Club Addition, being a subdivision of the South half of the South West quarter of the North West quarter (except the North 5 acres), also that part of the West half of the South East quarter of the North West quarter lying Westerly of Happ Road and the North half of the North half of the North West quarter of the South West quarter of Section 13, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

Hereby releasing and waiving all rights under and by virtue of the non-record 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 is justly indebted upon their principal promissory note bearing even date herewith, payable

60 monthly payments of \$334.48 Starting May 7, 1983 until paid in full

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Ober
RECORDER OF DEEDS
26568808

1983 APR 14 AM 10:34

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, on 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 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 to the first Trustee of Mortgage and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with 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 grantor 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 money so paid, the Grantor agrees to repay immediately, without demand, and the same with interest thereon from the date of payment at 15.0 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 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 15.0 per cent per annum, shall be recoverable by the mortgagee 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, outlays for documents, 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 proceedings, 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 said premises.

The name of a record owner is Richard B. Day & Joan E. Day, 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

Bank of Northfield 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 of 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.

This trust deed is subject to

Witness the hand and seal of the Grantor this 2nd day of April, 1983

Richard B. Day (SEAL)
Richard B. Day

Please print or type name(s) below signature(s)

Joan E. Day (SEAL)
Joan E. Day

MAIL TO:

This instrument was prepared by Virginia J. Seckler, Bank of Northfield, 400 Central, Northfield, IL 60093
(NAME AND ADDRESS)

26 568 808

A* 989338

STATE OF Cook }
COUNTY OF IL } ss.

I, Marge Papp, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that RICHARD B. DAY & JOAN E. DAY 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 official seal this 2nd day of April, 1983



Marge Papp
Marge Papp
Notary Public

BOX No **BOX 533**
SECOND MORTGAGE
Trust Deed

TO

GEORGE E. COLE
LEGAL FORMS

808 895 0720
808 895 0720

END OF RECORDED DOCUMENT