

TRUST DEED

26738974

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made August 17, 1983, between Sidney E. Dykhuizen and Barbara A. Dykhuizen, his wife, herein referred to as "Mortgagors," and FIRST NATIONAL BANK & TRUST COMPANY OF OAK BROOK a National banking corporation doing business in Oak Brook, Illinois herein referred to as TRUSTEE, witnesseth: THAT WHEREAS the Mortgagors are indebted to the Trustee, the legal holder of the Note, in the principal sum of Dollars (\$), evidenced by one of the Mortgages of the Mortgagors, made payable to the order of FIRST NATIONAL BANK & TRUST COMPANY OF OAK BROOK and delivered, in and by which said Note the Mortgagors promised to pay said principal sum plus simple interest from date of disbursement at the rate of 1 3/4% per annum on the basis of a 360 day year and charged** until maturity. Interest to be computed on the basis of a 360 day year and charged** until maturity. and the principal and interest due on the 15th day of November 1983, and the principal and interest due on the 15th day of November 1983, and all of said principal and interest being payable at such banking house or trust company in Oak Brook, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of FIRST NATIONAL BANK & TRUST COMPANY OF OAK BROOK in said Village,

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described real estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Indian Head Park, COOK COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

That certain piece of land located in Section 18, Township 38 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at a point on the South line of said Section 18, 1039.34 feet West of the South-east corner of said Section 18 for a place of beginning and running North 330 feet parallel with the East line of said Section 18; thence East parallel to the South line of Section 18, 66 feet; thence South parallel with the East line of said Section 18, 330 feet to a point in the South line of said Section 18, thence West along the South line of said Section 18, 66 feet to the place of beginning in Cook County, Illinois.

THIS DOCUMENT IS IN THE NATURE OF A JUNIOR MORTGAGE. This document prepared by: Julius Harms, Notary Public, One McDonald Plaza, Oak Brook, IL. **for the actual number of days elapsed. Interest on all sums after maturity or default and until paid shall accrue at the rate of 5%OPF (See attached Rider A)**

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, in-lator beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate. TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of 5 pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written.
 Sidney E. Dykhuizen [SEAL] Barbara A. Dykhuizen [SEAL]
 Sidney E. Dykhuizen [SEAL] Barbara A. Dykhuizen [SEAL]

STATE OF ILLINOIS } KAREN H. EDESHAUSER
 County of DuPage } ss. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
 SIDNEY E. DYKHUIZEN AND
 BARBARA A. DYKHUIZEN
 who are personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said instrument as a 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 August A.D. 1983
 Karen H. Edeshauser
 Notary Public.

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

- Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same and to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective date of expiration.
- In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or proceed from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter herein mentioned which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest hereon at the rate of per cent per annum in favor of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to the terms hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness of such bill, attorney's fees, estimate or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, attorney's fees, estimate or estimate of any tax, assessment, sale, forfeiture, tax lien or title or claim thereon.
- Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this trust deed shall not wither or in this trust deed to the holders of the note, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (whether or not actually incurred) and expenses of the decedent of procuring, filing, recording, abstracting, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including proceedings and hearings, to which either of them shall be a party, whether as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the note, whether or not actually commenced.
- The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceeding, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of appointment for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further time when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) the indebtedness secured hereby, or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this trust deed or exercise any power herein given unless expressly obligated by the terms hereof or by any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.
- Trustee shall release this trust deed and the lien hereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute and deliver releases hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and it has never secured a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.
- Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder or Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.
- This trust deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this trust deed.
- The holders of the note secured by this trust deed, at their sole option, reserve the right to extend, modify or renew the note secured hereby at any time and from time to time. This trust deed shall secure any and all renewals or extensions of the whole or any part of the indebtedness hereby secured however evidenced, with interest at such lawful rate as may be agreed upon and any such renewals or extensions or any change in the terms or rate of interest shall not impair in any manner the validity of any extensions, modifications or renewals, or release the Mortgagors from personal liability for the indebtedness hereby secured. In the event of any extensions, modifications or renewals, extension agreements shall not be necessary and need not be filed.
- Mortgagors agree that until said note and any extension or renewal thereof and also any and all other indebtedness of Mortgagors to the holders of the note, heretofore or hereafter incurred, and without regard to the nature thereof, shall have been paid in full, Mortgagors will not, without the prior written consent of the holders of the note (i) create or permit any lien or other encumbrance (other than presently existing liens and liens securing the payment of loans and advances made to them by the holders of the note) to exist on said real estate, or (ii) transfer, sell, convey or in any manner dispose of said real estate.

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IMPORTANT

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Instrument Note mentioned in the title of this Trust Deed has been identified herewith under Identification No. 0141143-04

First National Bank & Trust Company of Oak Brook, as Trustee

by [Signature]
 Vice President

D	NAME	First National Bank & Trust Company	FOR RECORDERS INDEX PURPOSES INSERT HEREIN ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
E	L	of Oak Brook	
I	STREET	One McDonald's Plaza	11340 Hiawaitha Lane Indian Head Park, Illinois 60525
V	E	Oak Brook, Illinois 60521	
E	R	OR	
R	INSTRUCTIONS	RECORDER'S OFFICE BOX NUMBER	

RIDER A

* INTEREST RATE FLUCTUATION CLAUSE: The interest rate being charged on this Note is predicated upon a rate of interest 1 3/4 percentage points over the prime rate in effect at the First National Bank of Oak Brook. In the event such prime rate shall fluctuate either up or down while any portion of this Note shall remain unpaid, the interest rate being charged on this Note shall be adjusted so that it shall at all times equal 1 3/4 percentage points over such prime rate from time to time in effect.

**DEFAULT RATE-

INTEREST RATE FLUCTUATION CLAUSE: The interest rate being charged on this Note is predicated upon a rate of interest 5 percentage points over the prime rate in effect at the First National Bank of Oak Brook. In the event such prime rate shall fluctuate either up or down while any portion of this Note shall remain unpaid, the interest rate being charged on this Note shall be adjusted so that it shall at all times equal 5 percentage points over such prime rate from time to time in effect.

THIS TRUST DEED SECURES THE HYPOTHECATION OF SIDNEY E. AND BARBARA A. DYKHUIZEN'S INTEREST IN REAL PROPERTY LOCATED AT 11340 HIAWATHA LANE, INDIAN HEAD PARK, ILLINOIS WITH RESPECT TO THE LOAN OF ERRAND BOY, INC. IN THE AMOUNT OF \$25,000.00 BY A NOTE DATED AUGUST 17, 1983.

*** have hypothecated their interest(s) in the real property here fully described below to First National Bank and Trust Company of Oak Brook, Oak Brook, Illinois evidenced by a Hypothecation Agreement dated August 17, 1983 a collateral for a Note, in the principal sum of Twenty Thousand and 00/100 Dollars (\$20,000.00) evidenced by a certain Note of Errand Boy, Inc. (Debtor) executed by Sidney E. Dykhuizen, President, of even date.

Sidney E. Dykhuizen
x Sidney E. Dykhuizen

Barbara A. Dykhuizen
x Barbara A. Dykhuizen

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In the event the undersigned transfers the title or any part thereof or any interest therein, legal or equitable, or if the undersigned executes Articles of Agreement for Deed, or a Contract of Sale for the property (the Property) described in this Mortgage or Trust Deed given to secure a note of even date (the Note), or upon assignment of the beneficial interest of the trust under which title to the Property is or shall be held, to any person, corporation, or entity other than to the undersigned, or a corporate land trustee holding title solely for the benefit of the undersigned (or his or her spouse), the then balance of principal and interest of the Note remaining unpaid shall immediately become due and payable, and upon demand by the holder of the Note, the undersigned promised to pay the same forthwith.

The terms and conditions of the Note which this Trust Deed or Mortgage secures, or any extensions, modifications renewals or extension agreements of the whole or part of the Note are incorporated by reference in this Trust Deed or Mortgage or any extensions, modifications, renewals or extension agreements of the Note.

The Note, which this Trust Deed or Mortgage secures, is also secured by the assets pledged to the Bank securing any other note or obligation owed the Bank. Any default under the terms or conditions of the Note which this Trust Deed or Mortgage secures or any other note or obligation owed to the Bank shall constitute a default under the terms and conditions of the Note or any other note or obligation owed to the Bank by Debtor and said assets shall continue as collateral for any note or other obligation owed by Debtor to the Bank.

Sidney E. Dykhuizen
x _____
Sidney E. Dykhuizen
Barbara A. Dykhuizen
x _____
Barbara A. Dykhuizen

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