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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202 26752106
September, 1975

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That ROBERT RICHARDS & SANDRA RICHARDS
 (hereinafter called the Grantor), of 630 Magnolia, Elk Grove Village, Illinois 60007
 (No. and Street) (City) (State)
 for and in consideration of the sum of Five thousand and No/100s----- (\$5,000.00) Dollars
 in hand paid, CONVEY AND WARRANT to FRANK M. HINES
 of 31 Park & Shop Center, Elk Grove Village, Illinois 60007
 (No. and Street) (City) (State)
 and his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-
 lowing 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 Elk Grove County of Cook and State of Illinois, to-wit:

Lot 2551 in Elk Grove Village Section 8, being a Subdivision in South
 half of Section 33, Township 41 North, Range 11 East of the Third
 Principal Meridian, according to the Plat thereof recorded
 October 23, 1949, as Document Number 17694090 in Cook County, 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 ROBERT RICHARDS & SANDRA RICHARDS
 justly indebted upon one principal promissory note bearing even date herewith, ~~XXXXX~~
 and

in the amount of \$5,000.00 to be paid every year for 5 years/represents
 11 percent interest paid every year on remaining balance, as follows:

July 1, 1984 - \$1,550.00
 July 1, 1985 - 1,440.00
 July 1, 1986 - 1,330.00
 July 1, 1987 - 1,220.00
 July 1, 1988 - 1,110.00

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) to cause 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 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.

IN THE EVENT of failure so 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 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 eight 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 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, the same as if all 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, duties 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 proceeding wherein the grantee or any holder of any part of said indebtedness, such as, 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 rights of 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 the said premises.

The name of a record owner is: ROBERT RICHARDS & SANDRA RICHARDS

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, the County of said County is hereby appointed to be first successor in 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 and seal of the Grantor, this 24th day of August, 1983.

Robert Richards (SEAL)
Sandra Richards (SEAL)
 ROBERT RICHARDS
 SANDRA RICHARDS

This instrument was prepared by FRANK M. HINE, 31 Park & Shop, Elk Grove Village, Illinois 60007
 (NAME AND ADDRESS)

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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Sandra Lee Miller, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT RICHARDS and SANDRA RICHARDS, his wife

26 752 106

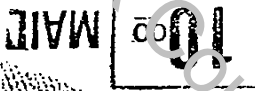
personally known to me to be the same person_s whose name_s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 24th day of August, 19 83.



Sandra Lee Miller
Notary Public

Commission Expires October 28, 1985



26752106

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BOX No.	SECOND MORTGAGE	Trust Deed	TO	26752106	8 2 4 9 1 3	108-29-83	GEORGE E. COLE® LEGAL FORMS
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END OF RECORDED DOCUMENT