

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202

26 870 606

BFC Forms Service, Inc.

THIS INDENTURE, WITNESSETH, That Stanley J. Herman and Judith A. Herman and Joseph M. Mandarin

(hereinafter called the Grantor), of 518 Glacier Trail Roselle Illinois  
(No. and Street) (City) (State)

for and in consideration of the sum of \*\* Forty-two thousand, eight hundred fifty and no/100\* Dollars in hand paid CONVEY AND WARRANT to Suburban National Bank of Elk Grove Village of 500 E. Devon Ave. Elk Grove Village 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 Elk Grove Village County of Cook and State of Illinois, to-wit:

Lot 20 in Block 4 in Winston Grove Section 21, being a Subdivision in the East half of the Southwest quarter and the West quarter of the Southeast quarter (taken as a tract of Section 25, Township 41 North, Range 10 East of the Third Principal Meridian (Excepting from said tract the south 20 acres thereof) according to plat recorded August 22, 1974 as Document No. 22824635 in Cook County, Illinois.

Property commonly known as 729 Texas, Elk Grove Village, IL.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney N. Olson*  
RECORDER OF DEEDS

1983 NOV 22 AM 9:58

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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 Stanley J. Herman and Judith A. Herman and Joseph M. Mandarin justly indebted upon their principal promissory note bearing even date herewith, payable

monthly at the greater of \$625 principal and interest, or the interest due. The balance of principal due is to be paid November 7, 1986, or at the option of the holder, on demand.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due in cash, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction of damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that title to 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 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 the 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 money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight percent 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 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, costs 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 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 right to the possession of, and income from, said premises pending such foreclosure proceedings; and agrees that upon the filing of a 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: Cook County of the grantee, or of his resignation,

IN THE EVENT of the death or removal from said Thomas M. Johannesen 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 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 11th day of November 19 83

*Stanley J. Herman* (SEAL)  
*Judith A. Herman* (SEAL)  
*Joseph M. Mandarin*

This instrument was prepared by Thomas M. Johannesen SUBURBAN NATIONAL BANK OF ELK GROVE VILLAGE 500 E. DEVON ELK GROVE VILLAGE, ILLINOIS 60007

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STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Karen R. Filipelli, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stanley J. Herman and Judith A. Herman and Joseph M. Mandarin

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 in my hand and notarial seal this 11th day of November, 1983.  
  
Karen R. Filipelli  
Karen R. Filipelli, Notary Public

BOX No. 2687C 606  
SECOND MORTGAGE

Trust Deed

TO

Mail Box 15

END OF RECORDED DOCUMENT