

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

26033025

THIS INDENTURE, WITNESSETH, That Gerald D. Palikij and Dolores P. Palikij, his wife, as joint tenants
(hereinafter called the Grantor), of 116 Bernard Drive, Buffalo Grove, Illinois.
(No. and Street) (City) (State)

for and in consideration of the sum of Ten and no/100 Dollars
in hand paid, CONVEY AND WARRANT to Buffalo Grove National Bank
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 245 in Buffalo Grove Unit No. 3, being a Subdivision in the North West quarter of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 31, 1958 as Document 17364385 in book 523 page 13 by the Recorder of Deeds in Cook County, Illinois.

10.00

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

1981 OCT 20 PM 2:31

26033025

Commonly known as: 116 Bernard Drive, Buffalo Grove, Illinois, 60090.

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 S Gerald D. Palikij and Dolores P. Palikij, his wife, as joint tenants justly indebted upon \$2,700.00 principal promissory note bearing even date herewith, 1980 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 Gerald D. Palikij and Dolores P. Palikij 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 notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefore; (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 on 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; (6) to pay all such policies shall be left and remain with the said Mortgagees or Trustees until the indebtedness is fully paid; (7) 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 highest 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 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 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 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 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 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 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 here is Gerald D. Palikij and Dolores P. Palikij, his wife, as joint tenants

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 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 S and seal S of the Grantor S this 10th day of October, 1981

This document prepared by: C. Dahlem
c/o Buffalo Grove National Bank
555 W. Dundee Road
Buffalo Grove, Illinois 60090

Gerald D. Palikij
(Gerald D. Palikij) (SEAL)
Dolores P. Palikij
(Dolores P. Palikij) (SEAL)

492-809

26033025

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 Gerald D. Palikij and Dolores P. Palikij, his wife, as joint tenants 116 Bernard Drive, Buffalo Grove, Illinois, 60090.

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.

26033025



Witnessed under my hand and notarial seal this 10th day of October, 19 81.

Cynthia S. Dahlem
(Cynthia S. Dahlem, Notary Public)

11-6-84

Property of Cook County Clerk's Office

BOX No. 503

SECOND MORTGAGE
Trust Deed

TO

Mail To:
Buffalo Grove National Bank
555 W. Jundee Rd.
Buffalo Grove, IL 60090

END OF RECORDED DOCUMENT