

GEORGE E. COLE*
LEGAL FORMS

FORM NO. 2202
April, 1980

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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

27496900

*Plus Interest in the Amount of \$992.96

THIS INDENTURE WITNESSETH, That Kevin L. Egeland
and Kathie A. Egeland (J)

(hereinafter called the Grantor), of 158 E. Heatherlea
Palatine, Illinois

(No. and Street) (City) (State)
for and in consideration of the sum of Two Thousand Five
Hundred and 0/100* Dollars

in hand paid, CONVEYS AND WARRANTS to Golf Mill
State Bank

of 9101 N. Greenwood Ave., Niles Ill.
(No. and Street) (City) (State)

as Trustee, and to his successors, must hereinafter named, the following described real estate, with the improvement 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

Above Space For Recorder's Use Only

and State of Illinois, to-wit:

Lot 118 in Pepper Tree Farms Unit No. 4, being a Subdivision of part of the Southwest 1/4 of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 4, 1970 as Document Number 21,174,920, 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 is justly indebted upon one principal promissory note bearing even date herewith, payable

Thirty days after completion date as indicated on the Completion Certificate and continuing on the same day of each successive month thereafter until paid in full. Guarantor, if any, guarantees collection of the "Total of Payments" and any other indebtedness due hereon upon failure of the Seller to collect the above amount from the Buyer named herein. Finance Charge begins to accrue on date of completion. Buyer authorizes Seller to insert the due date of the first installment in Seller's counterpart of this contract after Buyer signs the Completion Certificate.

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 on 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 secure 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 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 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 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 of _____ 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 _____ per cent per annum, shall be recoverable by the holder 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 documenting 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 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 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: Kevin L. Egeland and Kathie A. Egeland (J)

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 Golf Mill State Bank 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 Mortgage Document #21681474 Talman Federal Savings & Loan Ass'n 9-13-71 Filed 10-22-71 for \$31,000.00.

Witness the hand S and seal S of the Grantor this 23rd day of February, 19 85

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

X Kevin L. Egeland (SEAL)
Kevin L. Egeland

X Kathie A. Egeland (SEAL)
Kathie A. Egeland

This instrument was prepared by Golf Mill State Bank 9101 N. Greenwood Ave., Niles Ill.
(NAME AND ADDRESS)

27496900

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin L. Egeland and Kathie A. Egeland (J)

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 official seal this 23rd day of February, 19 85

(Impress Seal Here)

Stanley G. Ewald III
Notary Public

My Commission Expires Dec 8, 1987

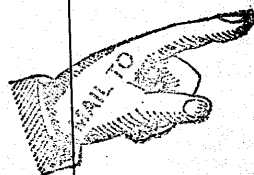
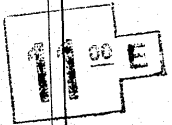
Commission Expires _____

APR 05 9:55

APR-2-85 46943 27496900 A-REC 11.00

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO



27496900

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT