

GEORGE E. COLE
LEGAL FORMS

FORM NO. 2202
April, 1980

27497326

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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

THIS INDENTURE WITNESSETH, That Anilkumar Pillai
and Ratnamma Pillai, his wife (J)

(hereinafter called the Grantor), of
4900 W. Howard St. Skokie, IL 60076

for and in consideration of the sum of Ten and 00/100
(\$10.00) Dollars

and to CONVEY AND WARRANTS to
Merchandise National Bank of Chicago
of Merchandise Mart Plaza Chicago, IL 60654

as Trustee, and his successors in trust hereinafter named, 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 County of Cook

Above Space For Recorder's Use Only

and State of Illinois, to-wit:
The West 5 feet of Lot 13 and Lots 14 and 15 in Howard Street and
Lincoln Avenue subdivision of Block 17 in the Circuit Court partition
in the Northeast 1/4 of Section 28, Township 41 North, Range 13, EAST
of the Third Principal Meridian, according to plat recorded February 20,
1924, as Document 82 0479, in Cook County, Illinois.

Real Estate Index No. 10-28-230-069 & 043
Property Address: 4900 W. Howard St. Skokie, IL.

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 a principal promissory note _____ bearing even date herewith, payable

to Merchandise National Bank in 36 equal installments with the first
installment due April 20, 1985. Each payment of \$207.98 totalling
\$7,487.28 at an annual percentage rate of 15.0, net proceeds of \$6000.00
Last payment and annual percentage rate could change because this a
variable rate contract.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon as provided in 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) 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 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 file 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 pay immediately
without demand, and the same with interest thereon from the date of payment at 15.0 (e) 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 15.0 (e) 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, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the
whole title of said premises embracing foreclosure decree, part of said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such
suit or proceeding wherein the grantee or any holder of said premises, shall be taxed as costs and included in any decree that may be rendered in
any such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given,
executors, administrators and assigns of the grantor waives all right to the possession of, and income from, said premises pending such foreclosure
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: Anilkumar Pillai & Ratnamma Pillai his wife (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

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.

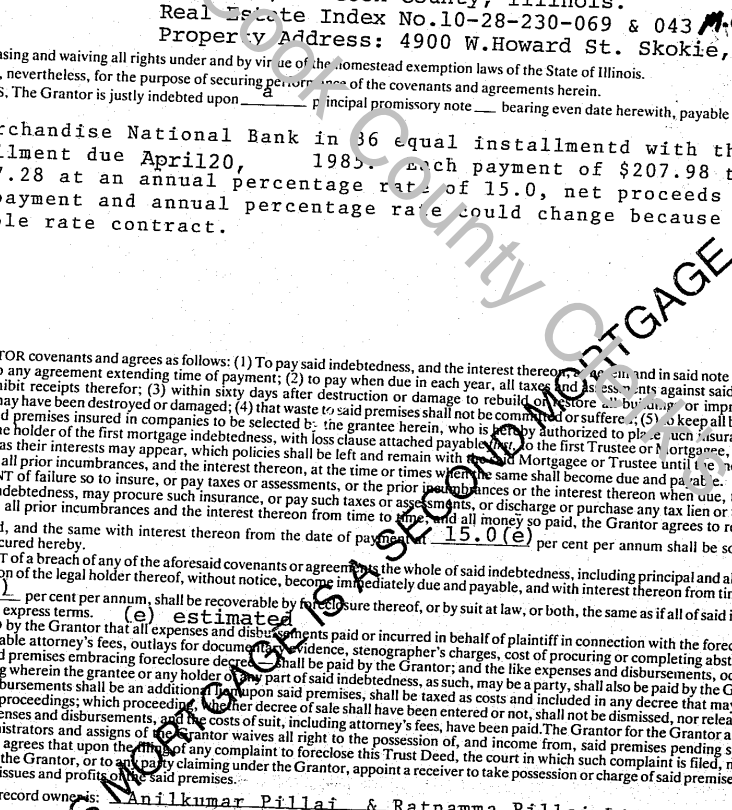
This trust deed is subject to

Witness the hand S and seal S of the Grantor this 27th day of February, 1985

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

X Anilkumar Pillai (SEAL)
X Ratnamma Pillai (SEAL)

Bernard Schneider
This instrument was prepared by BUDGET CONSTRUCTION CO. 6218 N. Pulaski Rd. Chgo, IL 60646
(NAME AND ADDRESS)



27497326

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Marilyn A. Anderson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anilkumar Pillai and wife Ratnamma Pillai (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 27th day of February, 1985.

(Impress Seal Here)

Marilyn A. Anderson
Notary Public

Commission Expires August 16, 1988

APR 05 12:41

APR - 25 47189

27497326

REC

11.00

93378726

BOX 422

BOX No.

SECOND MORTGAGE

Trust Deed

Anilkumar Pillai
Ratnamma Pillai
4900 West Howard
Skokie, Illinois 60076

TO

Merchandise National Bank
Merchandise Mart
Chicago, Illinois 60654

BOX 422

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT