

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.

27519009

THIS INDENTURE WITNESSETH, That Philip H. Eckert and Mary L. Eckert (Husband & Wife)

(hereinafter called the Grantor), of 1555 White Trail, Elk Grove Village, Illinois

(No. and Street) (City) (State)
for and in consideration of the sum of Sixteen thousand two hundred dollars and 33/100 Dollars

in hand paid, CONVEY AND WARRANT S to Woodfield Bank of Higgins & Meacham Roads, Schaumburg, Ill.

(No. and Street) (City) (State)
as Trustee, and to 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 and State of Illinois, to-wit:

Above Space For Recorder's Use Only

Lot 4952 in Elk Grove Village, Section Seventeen (17), being a Subdivision in Sections Twenty-five (25) and Thirty-six (36), Township 41 North, Range 10, East of the Third Principal Meridian according to Plat thereof recorded November 14, 1969, as Document 21013188, 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 their principal promissory note bearing even date herewith, payable at maturity.

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) that waste 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 by 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 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 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 17.53 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 17.53 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 document preparation, 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 person 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 said premises.

The name of a record owner is Philip H. Eckert and Mary L. Eckert (Husband & Wife) 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 Woodfield 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 1984 Taxes.

Witness the hand S and seal S of the Grantor this 6th day of April, 1985
Philip H. Eckert (SEAL)

Please print or type name(s) below signature(s)
Mary L. Eckert (SEAL)

This instrument was prepared by Constance A. Lopez Higgins & Meacham Roads., Schaumburg, Ill (NAME AND ADDRESS) 60196

27519009

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Sandra Ciotti, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Philip H. Eckert and Mary L. (Husband & Wife)

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 under my hand and official seal this 6th day of April, 1985.

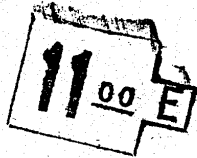
(Impress Seal Here)

Sandra Ciotti
Notary Public
Sandra Ciotti

Commission Expires _____

22 APR 85 10:32

APR-22-85 12841 • 27519009 • 4 Dec 11:00



BOX No. _____
SECOND MORTGAGE
Trust Deed

TO
Woodfield Bank
Higgins & Meacham Roads
Schaumburg, IL 60196



27519009

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT