

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

FORM NO. 2102
APRIL 1984

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

85277274

THIS INDENTURE WITNESSETH, That Donald R. Sanders
and Helen Sanders (married to each other)

(hereinafter called the Grantor), of
1235 Dewey Ave., Evanston, IL 60201

for and in consideration of the sum of Seven Thousand
Seventy-nine and 76/100 Dollars

in hand paid, CONVEY AND WARRANT to
State National Bank
of 1603 Orrington Ave, Evanston, IL 60204

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

Above Space For Recorder's Use Only

and State of Illinois, to-wit:

Lot 6 in Majesty's Resubdivision of Lots 10, 11, and 12 in Block 6 in
Chase and Pickers Addition to Evanston, being a subdivision of the
Northwest Quarter of the Northeast Quarter of Section 24, and of the
South Half of the Southwest Quarter of the Southeast Quarter (except the
North 71 and one half feet) of Section 13, Township 41 North, Range 13
East of the Third Principal Meridian in Cook County Illinois.

Permanent Real Estate Index Number: 10-24-202-012

I 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 CHOICE principal promissory note bearing even date herewith, payable

To State National Bank in the amount of \$7,079.76 to be repaid in 36
monthly installments of \$196.66 each beginning on the 10th day of
November, 1985, and every month thereafter until the final monthly
installment is paid on the 10th day of October, 1988.

The sale or transfer of the premises or an assignment of beneficial
interest in the premises, without the written consent of the trustee
or the holders of the note, shall constitute a default by the
mortgagor hereunder.

THE GRANOR 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 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 or rebuilding or repair of 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 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 at 13.50 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 13.50 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 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 hereat 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: Donald R. Sanders and Helen Sanders (married to each other)

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

Recorder of Deeds 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 State National Bank

Witness the hand s and seal s of the Grantor this 28th day of September, 1985.

X Donald R. Sanders (SEAL)
Donald R. Sanders

X Helen Sanders (SEAL)
Helen Sanders

Please print or (type name(s))
below signature(s)
State National Bank
1603 Orrington Ave.
Evanston, IL 60204

This instrument was prepared by Dawn A. Herron
(NAME AND ADDRESS)

85277274

UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook

ss.

I, Lucy Nesbitt, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald R. Sanders and Helen Sanders (married to each other)

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 28th day of September, 1985.

(Impress Seal Here)

Lucy Nesbitt
Notary Public

Commission Expires: My Commission Expires Nov. 15, 1985

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GEORGE E. COLE
LEGAL FORMS



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| BOX No. | SECOND MORTGAGE | TO | | | | |
| | Trust Deed | | | | | |