

Deliver To Recorder's Office

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE made May 23 19 86, between John B. Keehan and Michelle A. Keehan, his wife, herein referred to as "Mortgagor", and HERITAGE BANK OF SCHAUMBURG

an Illinois corporation doing business in Schaumburg Illinois, herein referred to as Trustee, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note herein after described, said legal holder or holders being herein referred to as Holders of this Note, in the principal sum of ONE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED AND NO/100----- Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to HERITAGE BANK OF SCHAUMBURG, OR ITS ASSIGN and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of 9.50 per cent per annum in installments as follows:

NINE HUNDRED SEVENTY AND 35/100----- Dollars on the 1st day of July 19 86 and NINE HUNDRED SEVENTY AND 35/100----- Dollars on the 1st day of each month thereafter until said note is fully paid except the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of June, 2016. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each installment unless paid when due shall bear interest at the rate of maximum allowed by law per annum, and all of said principal and interest being made payable at such banking house or trust company in Schaumburg Illinois as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Heritage Bank of Schaumburg in said City.

NOW, THEREFORE, the Mortgagors to secure payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 3 in Block 241 in the Highlands West at Hoffman Estates XXIX, being a subdivision of the North East 1/4 of the North West 1/4 of Section 9, Township 41 North, Range 10 East of the Third Principal Meridian, in the Village of Hoffman Estates, Schaumburg Township, in Cook County, Illinois, according to the Plat thereof recorded November 4, 1968 as Document No. 20366161, in Cook County, Illinois

Commonly known as: 1820 Claremont, Hoffman Estates, Illinois Permanent Tax No.: 07-09-114-003 H.W.

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which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Trust Deed consists of two pages, the conditions and provisions appearing on this page and on page two (the reverse side hereof) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

WITNESS the hands and seal of Mortgagors the day and year first above written.

(SEAL) xx John B. Keehan (SEAL) John B. Keehan (SEAL) xx Michelle A. Keehan (SEAL) Michelle A. Keehan

STATE OF ILLINOIS, County of Will } ss. I, David P. Puntney a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT John B. Keehan and Michelle A. Keehan, his wife who are 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 Notarial Seal this 23rd day of May, A.D. 19 86 THIS INSTRUMENT WAS PREPARED BY: David P. Puntney NAME Heritage Bank of Schaumburg 1535 W. Schaumburg Road ADDRESS Schaumburg, IL 60194 Notary Public.

SCHAUMBURG, ILL. 60194

WELLS FARGO BANK OF SCHAMBERG

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

STREET CITY NAME

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THIS NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN AS FOLLOWS: THIS TRUST DEED IS FILED FOR RECORD.

IN THE EVENT OF THE SALE OR TRANSFER OF THE TITLE TO THE PREMISES DESCRIBED HEREIN, THE HOLDER OF THE NOTE SECURED BY THIS TRUST DEED SHALL HAVE THE OPTION TO PURCHASE THE ENTIRE AMOUNT OF THE NOTE SECURED BY THIS TRUST DEED AT THE PRICE OF \$11.25 PER \$100 OF THE ORIGINAL FACE VALUE OF THE NOTE.

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1. Mortgages shall be deemed to be in force and effect until they are paid in full. The mortgagor shall be liable for the principal and interest on the mortgage as provided herein.

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3. Mortgages shall be deemed to be in force and effect until they are paid in full. The mortgagor shall be liable for the principal and interest on the mortgage as provided herein.

4. Mortgages shall be deemed to be in force and effect until they are paid in full. The mortgagor shall be liable for the principal and interest on the mortgage as provided herein.

5. The Trustee or the holder of the note hereby secured shall have the right to foreclose upon the property secured by the note in the event of default.

6. The Trustee or the holder of the note hereby secured shall have the right to foreclose upon the property secured by the note in the event of default.

7. When the indebtedness hereby secured shall become due and payable, the holder of the note or the Trustee shall have the right to foreclose upon the property secured by the note.

8. The Trustee or the holder of the note hereby secured shall have the right to foreclose upon the property secured by the note in the event of default.

9. The Trustee or the holder of the note hereby secured shall have the right to foreclose upon the property secured by the note in the event of default.

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