

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INDENTURE WITNESSETH, That RIVER FOREST STATE BANK & TRUST CO., AS TRUSTEE U/T/A DATED 3/14/83, Trust # 2846 (hereinafter called the Grantor), of 7727 Lake Street, River Forest, IL (No. and Street) (City) (State)

for and in consideration of the sum of FIFTEEN THOUSAND SEVENTY FIVE AND NO/100 Dollars in hand paid, CONVEY S AND WARRANT S to MADISON NATIONAL BANK of 9190 Golf Road, DesPlaines, IL (No. and Street) (City) (State)

87431779

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 19 (except the S.10 feet) & the S.20 feet of Lot 20 of Block 4 in the Wallen & Probst Third Addition to Oak Park, a Subdivision of the W.2/3rds of the W.1/2 of the SE 1/4 of Section 1, Township 39 N, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-01-414-010 ALL GEO J.M.
Address(es) of premises: 834 Monroe, River Forest, IL 60305

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 in 84 monthly installments of \$253.26, beginning August 10, 1987.

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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 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 11.50 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 compiling 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 cost 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: RIVER FOREST STATE BANK & TRUST CO., AS TRUSTEE, TRUST # 2846
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 the 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 and seal of the Grantor this 2nd day of July, 1987

THIS INSTRUMENT IS EXECUTED BY RIVER FOREST STATE BANK AND TRUST COMPANY, NOT PERSONALLY, BUT BY ITS TRUSTEE, AS AFORESAID. ALL THE COVENANTS AND AGREEMENTS CONTAINED HEREIN BY RIVER FOREST STATE BANK AND TRUST COMPANY ARE HEREBY MADE EFFECTIVE BY THE TRUSTEE. PLEASE PRINT OR TYPE PRINTED NAME(S) AND TITLE OF THE TRUSTEE. BELOW SIGNATURE(S) IS ASSUMED TO BE AUTHENTICALLY APPLIED BY RIVER FOREST STATE BANK AND TRUST COMPANY BY REASON OF ANY OF THE COVENANTS, STATEMENTS, REPRESENTATIONS OR WARRANTIES OCCASIONED IN THIS INSTRUMENT.

RIVER FOREST STATE BANK & TRUST CO., AS TRUSTEE, AS AFORESAID AND NOT PERSONAL
Susan Herbert
LOAN ANALYST OFFICER (SUSAN HERBERT)
(SEAL)

ATTEST X [Signature]
(TIMOTHY M. GINGRAS) LOAN OFFICER, RIVER FOREST STATE BANK

This instrument was prepared by Roman V. Strzelczyk, 9190 Golf Road, DesPlaines, IL 60016
(NAME AND ADDRESS)

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, EVELYN C. HOUSENGA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN HERBERT, LOAN OFFICER AND TIMOTHY M. GINGRAS, LOAN OFFICER

personally known to me to be the same person S whose name S 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 2nd day of July, 19 87.

(Impress Seal Here)

Evelyn C. Housenga
Notary Public

Commission Expires My Commission Expires April 13, 1988

DEPT-01 RECORDING 412.00
T#0222 TRAN 4275 08/05/87 10:21:00
#6141 # C * -87-431779
COOK COUNTY RECORDER

-87-431779

BOX No.

SECOND MORTGAGE Trust Deed

Mr. & Mrs. J. Kennedy

834 Monroe
River Forest, IL 60305
TO

MADISON NATIONAL BANK

9190 Golf Road

DesPlaines, IL 60016



GEORGE E. COLE®
LEGAL FORMS

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