

87011714

THIS INSTRUMENT WITNESSETH That
James C. Boland and Mary A. Boland, his wife

(hereinafter called the Grantor), of
5321 Caroline Western Springs, IL 60558

for and in consideration of the sum of
Thirteen Thousand Five Hundred Seventy and 64/100 Dollars
in hand paid, CONVEY AND WARRANT S. to
Freedom Federal Savings Bank
of 600 Hunter Drive Oak Brook, IL

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:

DEPT-01 \$11.25
T#0002 TRAN 0353 D1/08/87 10:41:00
#0955 S.C. *S7-011714
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

PERMANENT REAL ESTATE INDEX NUMBER: 18-08-313-054 EBO ml.

Lot 11 (except the S 7 ft. thereof) and the S 21 ft. of Lot 10
in Block 3 in Springdale Unit Number 1, a subdivision in Section 8,
Township 38 North, Range 12, in Cook County, Illinois.

87011714

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 an installment note dated July 12, 1986
payable to the order of and delivered to the Trustee, in and by which from the Grantor promises to pay the principal sum of
Ten Thousand and 00/100
(\$10,000.00) in 59 installments of \$225.20 each beginning
August 15, 1986 and a final installment of \$ balance payable on
July 15, 1991, and all of said indebtedness is made payable at such place as the holders of the note may, from time to time, in writing
appoint, and in the absence of such appointment, then at the office of the holder at
Freedom Federal Savings Bank

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 assignee, 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 said 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 12.50 percent per annum shall be so much of said 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
12.50 percent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the amount of all of said indebtedness had then
incurred 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 a tract 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 dissolved, 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 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: James C. Boland and Mary A. Boland, his 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 Freedom Federal Savings 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 n/a

Witness the hand and seal of the Grantor this 9th day of July, 1986.

Please print or type names
below signature(s)

James C. Boland (SEAL)
Mary A. Boland (SEAL)

11 MAIL

87011714

This instrument was prepared by Freedom Federal Savings Bank 600 Hunter Drive Oak Brook, IL 60521
(NAME AND ADDRESS)

RE: Title Services # 87011714

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Susan A. Kautner, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James C. Boland and Mary A. Boland

personally known to me to be the same person^a whose name^b 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 12 day of July, 1986.

(Impress Seal Here)

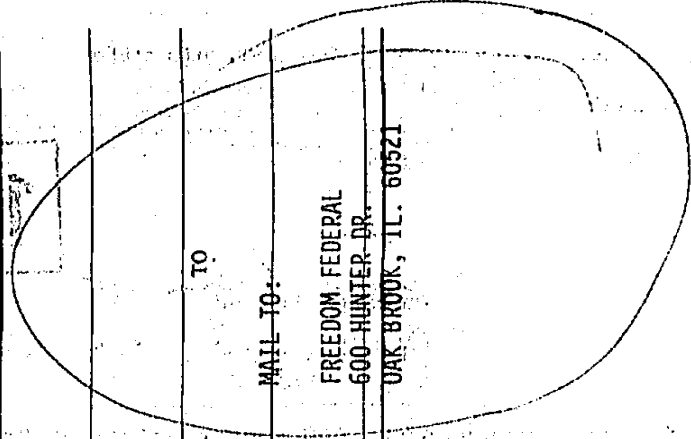
Susan A. Kautner
Notary Public

Commission Expires 10-12-88

87011714

COPIES SENT 124

SECOND MORTGAGE
Trust Deed



TO

MAIL TO:

FREEDOM FEDERAL
600 HUNTER DR.
OAK BROOK, IL. 60521

BOX No