

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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

66132506

THIS INDENTURE WITNESSETH, That RONALD E. MAIDA and
KATHRYN J. MAIDA

(hereinafter called the Grantor), of

1521 Fairfield, Hoffman Estates, Illinois

for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED
and ⁰⁰/₁₀₀ (\$7500.00) Dollars

in hand paid, CONVEY AND WARRANT to JEFFREY S. MULLINAX
and ANNE L. MULLINAX

of 793 Tipperary, Gilberts, Illinois

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 11 IN BLOCK 192 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI,
BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE
EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH,
RANGE 10, EAST OF THE IRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF
HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1965 AS DOCUMENT
NO. 19463901, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK
COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 07-08-409-011

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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, 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 grantor 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 said Trustee or 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 the rate of SEVEN PER CENT (7%) 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 ^{10 1/2}/₁₀₀ 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 or evidence, stenographer's charges, cost of procuring or completing abstract showing the
whole title of said premises embracing foreclosure deed, 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 proceedings, 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 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 said premises.

The name of a record owner is RONALD E. MAIDA and KATHRYN J. MAIDA

IN THE EVENT of the death or removal from said

County of the grantee, or of his resignation, refusal or failure to act, then

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 covenants and restrictions of record and terms of the aforesaid
Note

Witness the hand and seal of the Grantor this 2 day of MARCH 1968

Please print or type names of
below signature(s)

* Ronald E. Maida (SEAL)
* Kathryn J. Maida (SEAL)

This instrument was prepared by Edward A. Price, Attorney at Law, 145 S. Center, Bensenville, IL

(NAME AND ADDRESS)

ADDRESS of Grantee is 1521 Fairfield, Hoffman Estates, IL

UNOFFICIAL COPY

STATE OF IL }
COUNTY OF DUPAGE } SS.

I, EDWARD A PRICE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD E. MAIDA and KATHRYN J. MAIDA, HIS 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 2 day of MARCH, 1988.

(Impress Seal Here)


Notary Public

Commission Expires 5/11/91

"OFFICIAL SEAL"
EDWARD A. PRICE
Notary Public, State of Illinois
My Commission Expires 5/11/91

MAR-31-88 13264 88132506 - A - Rec 13.00

31 MAR 1988 10:10

13E

88132506

BOX No.

SECOND MORTGAGE

Trust Deed

88132506

TO



GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

This instrument was prepared by Edward A. Price, Attorney at Law, 145 S. Center, Bensenville, IL

Please print or type name(s) below signature(s)

Witness the hand of the Grantor this 2 day of MARCH 1980

Note: This trust deed is subject to covenants and restrictions of record and terms of the aforesaid

and if for any like cause and first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby

IN THE EVENT of the death, removal from said County of the grantee, or of his resignation, refusal or failure to act, then

The name of a record owner of the premises and premises shall be Ronald E. Maida and Kathryn J. Maida

including reasonable attorney's fees, outlays for document and disbursements, cost of procuring a copy of the deed, and the cost of recording the same

IN THE EVENT of a breach of any of the aforesaid covenants or agreements, 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

IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior in full, or the time of times when the same shall become due and payable

THE GRANTEE covenants and agrees as follows: (1) To pay said interest and the interest thereon as herein and in said note or notes provided

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, and the undersigned, as witnesses, have hereunto set their hands and seals, at Bensenville, Illinois, this 2 day of March, 1980.

Edward A. Price, Attorney at Law, 145 S. Center, Bensenville, IL

Witness the hand of the Grantor this 2 day of MARCH 1980

Please print or type name(s) below signature(s)

This instrument was prepared by Edward A. Price, Attorney at Law, 145 S. Center, Bensenville, IL

Witness the hand of the Grantor this 2 day of MARCH 1980

Note: This trust deed is subject to covenants and restrictions of record and terms of the aforesaid

and if for any like cause and first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby

IN THE EVENT of the death, removal from said County of the grantee, or of his resignation, refusal or failure to act, then

The name of a record owner of the premises and premises shall be Ronald E. Maida and Kathryn J. Maida

including reasonable attorney's fees, outlays for document and disbursements, cost of procuring a copy of the deed, and the cost of recording the same

IN THE EVENT of a breach of any of the aforesaid covenants or agreements, 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

IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior in full, or the time of times when the same shall become due and payable

THE GRANTEE covenants and agrees as follows: (1) To pay said interest and the interest thereon as herein and in said note or notes provided

30128198

STANDARD MORTGAGE County Clerk's Office

86132506

TRUST DEED

SECOND MORTGAGE (ILLINOIS)

FORM NO. 2202 April, 1980

LEGAL FORMS

GEORGE E. COLE

CAUTION: Consult a lawyer before using or acting under this form

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UNOFFICIAL COPY

BOX No. _____

88132506

731

SECOND MORTGAGE
Trust Deed 88132506

31 MAR 88 10:10

TO



GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

MAR-31-88 1 5 2 5 4 88132506 - A - Rec 13.00

"OFFICIAL SEAL"
EDWARD A. PRICE
Notary Public, State of Illinois
My Commission Expires 5/11/91

Commission Expires 5/11/91

(Impress Seal Here)

[Signature]
Notary Public

Given under my hand and official seal this 2 day of MARCH, 1988.

waiver of the right of homestead.

instrument as ~~their~~ free and voluntary act, for the uses and purposes therein set forth, including the release and
personally known to me to be the same person ~~as~~ 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

MARDA, HIS WIFE

State aforesaid, DO HEREBY CERTIFY that EDWARD A. PRICE and KATHRYN J.
I, EDWARD A. PRICE, a Notary Public in and for said County, in the

STATE OF IL }
COUNTY OF DU PAGE }
SS.