

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

88203051

THIS INDENTURE WITNESSETH that Ronald Craig Shuman,  
divorced and not since remarried

(hereinafter called the Grantor), of

302 Kingswood Lane, Wheeling, Illinois 60090

for and in consideration of the sum of twenty one thousand and

no/100\*\*\*\*\* Dollars

in hand paid, CONVEY AND WARRANT to

Bank of Glenbrook

of 2801 Pfingsten Road, Glenview, Illinois 60025

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

(See attached)

Unit 3C, Lot 3 (excepting therefrom the Southerly 8.00 feet thereof and including the Southerly 8.00 feet of Lot 2 thereof), Cluster 25 in Shadow Bend Phase III, a subdivision of a tract of land being a part of Lots 2 and 5 in the Resubdivision of George Sprong's Farm in Section 2 and the West half of Section 1, Township 42 North, Range 11, East of the Third Principal Meridian, and a part of Lot 1, of Owner's Subdivision of part of the Old Fikins Farm in Sections 1 and 2, Township 42 North, Range 11, East of the Third Principal Meridian, and a part of Lot 3 of Owner's Subdivision of Sections 1 and 2, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof filed in the Registrar's Office on May 10, 1973 as Document LR 269097 and recorded May 10, 1973 as Document 22320784 in Cook County, Illinois, and as amended by affidavit of correction dated June 20, 1973 and filed in the Registrar's Office on June 22, 1973 as Document LR 269097 and recorded June 22, 1973 as Document 2232159 in Cook County, Illinois.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements of the benefit of said property set forth in Shadow Bend Declaration No. 1 by American National Bank and Trust Company of Chicago, a National Banking Association as Trustee under Trust Agreement dated September 1, 1967 and known as Trust No. 2788-203051 and as Trustee under Trust Agreement dated January 21, 1975 and known as Trust No. 33823, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 23114271 and filed in the office of the Registrar of Titles of Cook County, Illinois, as Document LR 2519052, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

the payment

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THE GRANTOR, COVEYANTS AND AGREES AS FOLLOWS: (1) To pay said indebtedness, and the interest thereon, hereinafter 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 theft or loss 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 first to the first Trustee of Mortgage, 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 mortgages, 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 mortgages or the interest thereon when due, the grantee of 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 mortgages, and the interest thereon from time to time, and all money so paid by the grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 12 percent 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 12 percent 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 a 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 of charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: Ronald Craig Shuman

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 Bank of Glenbrook of said County is hereby appointed to be first successor in this trust,

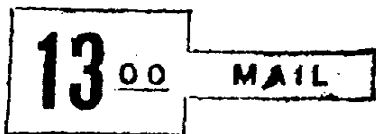
and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all of the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to

Witness the hand and seal of the Grantor this 4th day of May, 1988

Ronald Craig Shuman (SEAL)  
Ronald Craig Shuman

Please print or type names of below signatory(ies)



This instrument was prepared by J. Carter, 2801 Pfingsten Road, Glenview, Illinois 60025

(NAME AND ADDRESS)

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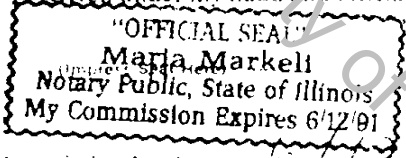
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STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Maria Markeli, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Craig Shuman

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Redemption.

Given under my hand and official seal this 4th day of May, 1988



*Maria Markeli*  
Notary Public

Commission Expires

Property of Cook County Clerk's Office

88203051

BOX No.

SECOND MORTGAGE  
**Trust Deed**

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MAIL RECORDED DOCUMENT TO:

BANK OF GLENBROOK  
2801 FRINGSTEN ROAD  
GLENVIEW, ILLINOIS 60025

GEORGE E. COLE  
LEGAL FORMS



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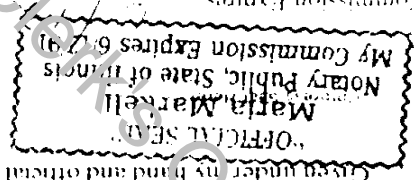
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BANK OF GLENBROOK  
2801 PRINGSTEN ROAD  
GLENVIEW, ILLINOIS 60025

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office



*Maria Markelli*  
Notary Public  
4th day of May, 1988

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
I, Maria Markelli, a Notary Public in and for said County, in the presence of \_\_\_\_\_, do hereby certify that \_\_\_\_\_, Ronald Gray Shuman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, free and voluntary act for the uses and purposes therein set forth, including the release and answer of the right of homestead.

STATE OF ILLINOIS  
COUNTY OF COOK  
SS. \_\_\_\_\_