

UNOFFICIAL COPY

FORM NO. 202
April, 1988

TRUST DEED SECOND MORTGAGE (ILLINOIS)

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

James J. Seyller and Renee D. Seyller,
his wife, in joint tenancy with
rights of survivorship and not as tenants in common

(hereinafter called the Grantor), of
1027 Shambliss Court, Buffalo Grove, IL 60089
(No. and Street) (City) (State)

for and in consideration of the sum of \$5,000.00
Five thousand dollars and no/100----- Dollars

in hand paid, CONVEY AND WARRANT to
Bank of the North Shore
of 1819 Lake Cook Road, Northbrook, IL 60062
(No. and Street) (City) (State)

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 Lake
and State of Illinois, to-wit:

Lot 27 in the Crossing Unit No. 3, being a subdivision in the West 1/2
of the SE 1/4 of Section 30, Township 43 North, Range 11, East of the Third
Principal Meridian, in Lake County, IL.

PIN# 15-30-404-010

SEE ATTACHED RIDER

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

INTRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon one principal promissory note bearing even date herewith, payable

in the amount of \$5,000.00 dated 4-11-88 with interest at the stated rate of
Lender's prime rate, floating and late fees as more fully described on the
note, with quarterly payments of interest only until maturity 4-11-89 and
including any and all substitutions, extensions and/or renewals thereof.

RIDER

In the event of the sale, contract sale, transfer or refinancing of the real estate pledged
by this Second Mortgage, the full balance on the Note shall become due and payable upon
demand. The loan evidenced by the Note, and the Second Mortgage securing the Note, are
being made solely for the accommodation of the current owner of the real estate who is a
customer of Bank of the North Shore. It is the express intention of Bank of the North Shore
to allow a subsequent buyer of the real estate to assume the indebtedness due on the Note
secured by the Second Mortgage.

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 _____ 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 holder 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 _____ per cent per annum, shall be recoverable by foreclosure in law, 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 and/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 and judgment, 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, when the 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 person 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 James J. Seyller and Renee D. Seyller, his wife

IN THE EVENT of the death, removal from said _____ County of the grantor, 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

general taxes for the year 1987 and thereafter.

Witness the hand _____ and seal _____ of the Grantor this 11th day of April, 1988

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

X James J. Seyller (SEAL)
James J. Seyller

X Renee D. Seyller (SEAL)
Renee D. Seyller

Barbara A. Ricker, Loan Officer

This instrument was prepared by Bank of the North Shore, 1819 Lake Cook Road
Northbrook, IL 60062

88381375

Above Space For Recorder's Use Only

88381375

88381375

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Priscilla A. Dorsey, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Seyller and Renee D. Seyller, his wife

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 11th day of April, 1988

(Impress Seal Here)

Priscilla A. Dorsey
Notary Public

My Commission Expires July 2, 1989
Commission Expires _____

AUG-22-88 4 1 7 6 4 88381375 - A - Rec 13.00

3/8/81

2 477 01/17/88

88381375

SECOND MORTGAGE
Trust Deed

Seyller, James J. & Renee D.

TO

Bank of the North Shore

Property Address: 1027 Shambliss Ct.
Buffalo Grove, IL 60062

Mail To: Bank of the North Shore
1819 Lake Cook Road
Northbrook, IL 60062



88381375

UNOFFICIAL COPY

BOX No

88381375

SECOND MORTGAGE
Trust Deed

Seyller, James J. & Renee D.

TO

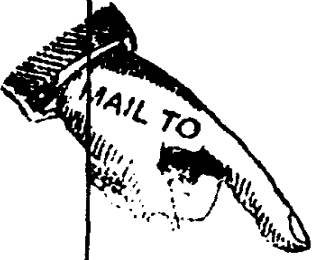
Bank of the North Shore

Property Address: 1027 Shambliss Ct.

Buffalo Grove, IL 60062

Mail To: Bank of the North Shore

1819 Lake Cook Road
Northbrook, IL 60062



88381375

Property of Cook County Clerk's Office

2:57 PM '88

13 1/2

13.00

AUG-22-88 11 17 64 88381375 - A - Rec

I, Priscilla A. Dorsey, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Seyller and Renee D. Seyller, his wife 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 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 11th day of April, 1988.
(Impress Seal Here)
Priscilla A. Dorsey
Notary Public
My Commission Expires July 2, 1989
Commission Expires

STATE OF Illinois
COUNTY OF Cook
ss.