

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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THIS INDENTURE WITNESSETH, That MARK WESTLUND

(hereinafter called the Grantor), of
1941 Cheltenham, Schaumburg, IL
(No. and Street) (City) (State)

for and in consideration of the sum of Ten and 00/100
(\$10.00) Dollars

in hand paid, CONVEY AND WARRANT to SAT P. SALWAN
AND MADHU SALWAN

of 1580 Brittany Lane, Hoffman Estates, IL 60195
(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 Cook and State of Illinois, to-wit:

SEE ATTACHED!

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): 07-30-300-023-1013

Address(es) of premises: 7550-1 BRISTOL LANE, HANOVER PARK, IL 60103

IN TRUST, 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 to SAT P. SALWAN AND MADHU SALWAN, at 1580 Brittany Lane, Hoffman Estates, IL, on February 3, 1990.

89063888

Above Space For Recorder's Use Only

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ATTORNEY SERVICES

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 in money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 10% 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 15% 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 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 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 and charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: MARK WESTLUND

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 KATISE SHARMA, 1201 W. NEW BRITTON, HOFFMAN ESTATES, IL 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 31st day of January, 1988
Mark Westlund (SEAL)
MARK WESTLUND

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

This instrument was prepared by NICOLE A. GILL, 202 N. GARY AVENUE, CAROL STREAM, IL 60188
(NAME AND ADDRESS)

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STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS.

I, William A. Broderick, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK WESTLUND

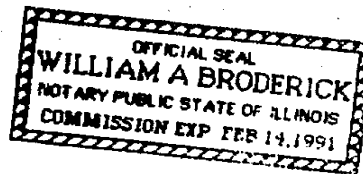
personally known to me to be the same person whose name LS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the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

Given under my hand and official seal this 3RD day of FEBRUARY, 1989.

(Impress Seal Here)

William A. Broderick
Notary Public

Commission Expires 2/14/91



SEPT-01 \$13.25
#1111 TRAN 3482 02/09/89 14:52:00
#500 #A *87-063888
COOK COUNTY RECORDER

89063838

13 Mail

BOX NO.

SECOND MORTGAGE

Trust Deed



MAIL TO

William A. Broderick
202 N. Gary Ave.
Carol Stream, IL. 60188

GEORGE E. COLE®
LEGAL FORMS

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PARCEL 1:

UNIT NUMBER 1, IN BUILDING 95, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PART OF LOT 4 IN HANOVER HIGHLANDS, UNIT NUMBER 10, A SUBDIVISION IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 20672558, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM FOR THE LARKSPUR 6 CONDOMINIUM, MADE BY ILLINOIS COMMUNITIES CORPORATION, AN ILLINOIS CORPORATION, AND RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT 22628307 (THE DECLARATION); TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT "E" TO DECLARATION, AS EXHIBIT "E" MAY BE AMENDED BY AN AMENDMENT TO THE DECLARATION (AMENDED DECLARATION) WHICH MAY FROM TIME TO TIME BE RECORDED AS PROVIDED IN THE DECLARATION, WHICH UNDIVIDED PERCENTAGE INTEREST SHALL AUTOMATICALLY CHANGE AS PROVIDED IN AN AMENDED DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS MAY BE ADDED OR ANNEXED BY SUCH AMENDED DECLARATION, IN THE PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE UPON THE RECORDING OF SUCH AMENDED DECLARATION AS THE SAME AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION BY ILLINOIS COMMUNITIES CORPORATION, RECORDED FEBRUARY 13, 1974 AS DOCUMENT 22628307 AND AS CREATED BY THE DEED FROM ILLINOIS COMMUNITIES CORPORATION, CORPORATION OF ILLINOIS, TO ROBERT N. GARRETT AND DOROTHY M. GARRETT, HIS WIFE, RECORDED AS DOCUMENT 22671467, FOR THE PURPOSE OF PASSAGE, USE AND ENJOYMENT, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 07-30-300-023-1013

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