

SECOND MORTGAGE (ILLINOIS)

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DEPT-01 RECORDING \$23.50  
T#5555 TRAN 2352 06/23/95 13:08:00  
#9328 # E J \*--95-- 406699  
COOK COUNTY RECORDER  
DEPT-10 PENALTY \$20.00

THIS INDENTURE WITNESSETH that Vishvanath C. Karande and Swarup M. Karande

(hereinafter called the Grantor), of 2934 Indianwood Drive, Wilmette, IL 60691

for and in consideration of the sum of Ten Dollars in hand paid, CONVEY AND WARRANT to Gleicher, Pratt, Miller, Karande & Associates, M.D.S.C. of 750 N. Orleans Street Chicago IL 60610

as Grantee, and to his successors or assigns, 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:

Lot 2 in Young's Resubdivision of part of the West 1/2 of the Southwest 1/4 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Wilmette, Cook County, Illinois

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: 05-29-316-062-0000  
Address(es) of premises: 2934 Indianwood Drive, Wilmette, Illinois 60091

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor is justly indebted upon the principal promissory note bearing even date herewith, payable on demand,

95406699  
Above Space For Recorder's Use Only

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, with 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 or rebuilding of any 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 to the first Trustee or Mortgagee, and second, to the grantee herein as their interests may appear, which policies shall be left and remain with the Mortgage 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 of 8% 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 8% 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 a decree of sale shall have been entered or not, shall not be dismissed, nor rescinded hereof given, until all such expenses and disbursements, and the cost of suit, including attorney's fees, have been paid. The Grantor and the Grantor's 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 mortgage, 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 and manage said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is Vishvanath C. Karande and Swarup M. Karande  
IN THE EVENT of the death or refusal to act of the Grantor, or of his resignation, refusal or failure to act, then the 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 above said 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 SECOND MORTGAGE is given to the first mortgagee of Windsor Mortgage in the principal sum of \$526,000.00.

Witness the hand and seal of the Grantor this 08th day of June, 1995

Please print or type name(s) below signature(s)  
Vishvanath C. Karande (SHAL)  
Swarup M. Karande (SHAL)

This instrument was prepared by Michael D. Schlessinger, Robbins, Salomon & Patt, Ltd., 25 E. Washington Street, #1000, Chicago, IL 60602

Handwritten notes and stamps, including a date stamp 'JUN 23 1995' and other illegible markings.

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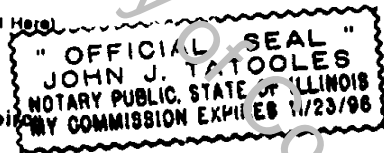
STATE OF Illinois }  
COUNTY OF Cook } ss.

I, John J. Tatroles, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vishvanath C. Karande and Suresh M. Karande

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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 8th day of June, 1995.

(Impress Seal Here)



Notary Public

Commission Expires

BOX No

SECOND MORTGAGE

Trust Deed

68-1744-55

TO

GEORGE E. COLE  
LEGAL FORMS