

TRUST DEED SECOND MORTGAGE (ILLINOIS)

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

THIS INDENTURE WITNESSETH, That Alvin Shefler and Marion E. Shefler, Married to each other, as joint tenants with right of survivorship (hereinafter called the Grantor), of

1430 Juli-Lyn Lane, Northbrook, IL 60062

3728255

for and in consideration of the sum of ---(\$25,000.00)--- Twenty-Five Thousand & 00/100----- Dollars

in hand paid, CONVEY AND WARRANT to Bank of the North Shore of 1819 Lake Cook Road, Northbrook, IL 60062

Above Space For Recorder's Use Only

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:

Lot Eighty Two (82) in Wood Oaks Glen Phase II, being a Subdivision of the Southwest Quarter (1/4) of section 7, Township 42 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, on April 19, 1978, as Document Number 3011919.

P.I.N. #04-07-304-004

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

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 Bank of the North Shore the principal sum of \$25,000.00 with interest thereon from date at the rate of 10.50% initially and at a varying rate per annum thereafter which shall be 1.50% per annum above the prime rate of this Lender and will fluctuate from day to day with such rate until maturity, and with interest after maturity at a rate 6.50% per annum above the prime rate until fully paid. All interest shall be paid quarterly.

* and/or any extensions, renewals or substitutions thereof.

PROPERTY CORRECTLY SHOWN AS 1430 JULI-LYN LN, NORTHBROOK, IL 60062

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 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 first to the first mortgagee 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 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 holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or acquire or purchase any interest in title affecting said premises or pay all prior incumbrances and the interest thereon (including interest on such prior incumbrances), and all things so done by the Grantor agree to repay immediately without demand, and the same with interest thereon to the said mortgagee or Trustee, and the amount shall be as much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the above covenants or agreements herein, and indebtedness provided herein and all accrued interest shall, at the option of the legal holder thereof, without notice, be immediately and fully payable, and with interest thereon from time of such breach until the same is paid in full, and the same shall be as much additional indebtedness secured hereby.

IT IS SO ORDERED by the Grantor that all expenses, including attorney's fees, court costs, and disbursements, incurred in connection with the execution hereof, including reasonable attorney's fees, outlays, and disbursements, incurred in connection with the execution hereof, shall be paid by the Grantor. All such expenses and disbursements shall be paid by the Grantor, and the same shall be as much additional indebtedness secured hereby, and the same shall be as much additional indebtedness secured hereby, and the same shall be as much additional indebtedness secured hereby.

The name of a record owner is Alvin Shefler and Marion E. Shefler, Married to each other, as joint tenants with right of survivorship.

IN THE EVENT of the death of the removal of the name of a record owner, the same shall be as much additional indebtedness secured hereby.

and if for any reason such first mortgagee or holder of the first mortgage shall be first in line to be paid, the grantor hereby appoints to be second successor in this trust, and the same shall be as much additional indebtedness secured hereby.

This trust deed is subject to general lien for taxes and assessments against said premises.

Witness the hand and seal of the Grantor this 14th day of July, 1982.

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

Alvin Shefler (SEAL)

Marion E. Shefler (SEAL)

Barbara A. Ricker, Loan Officer

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

Handwritten note: Note FD

Handwritten number: 3728255

UNOFFICIAL COPY

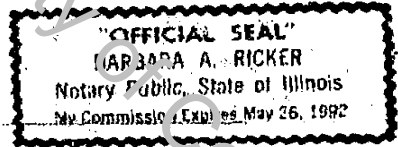
STATE OF Illinois)
COUNTY OF Lake) ss.

I, Barbara A. Ricker, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alvin Shefler and Marion E. Shefler, his wife

personally known to me to be the same person is 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 14th day of June, 19 88

(Impress Seal Here)



Barbara A. Ricker
Notary Public

Commission Expires _____

SECOND MORTGAGE
Trust Deed

ALVIN SHEFLER
3726255

MARION E. SHEFLER
TO
3726255

Bank of the North Shore
3726255

3726255

MAIL TO:

BANK OF THE NORTH SHORE
1010 LAKE COOK ROAD
NORTHBROOK, IL 60062

COOK County Clerk's Office