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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202
March, 1968

21 467 669

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That the Grantors, John Z. Keppler and Phyllis J. Keppler,
his wife
of the _____ of _____ County of Cook and State of Illinois
for and in consideration of the sum of Fifteen Thousand and no/100
Dollars in hand paid. CONVEY AND WARRANT to First Bank and Trust Company, Palatine, Illinois
of the _____ of _____ County of Cook and State of Illinois
as trustee, and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, 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 _____ of _____ County of Cook and State of Illinois, to-wit:

Lot Twenty-nine (29) in Temple Hills, being a Subdivision in Sections Twenty (20) and Twenty-One (21), Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois recorded August 22, 1957, as Document Number 16995480.

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 Grantors are justly indebted upon One principal promissory note bearing even date herewith, payable to the First Bank and Trust Company, Palatine, Illinois in the amount of \$15,000.00 plus interest at the rate of 8 % due on or before April 30, 1972. It is intended that this instrument shall also secure, for a period of five years, any extensions or renewals of said loan and any additional advances up to a total amount of \$15,000.00.

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THE GRANTORS covenant and agree as follows: (1) to pay said indebtedness and the interest thereon herein and in said notes provided or according to any agreement extending time of payment; (2) to pay prior to the first day of June 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 reconstruct 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 Mortgagees or Trustees 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 of the interest therein, 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 incumbrances and the interest thereon from time to time, and all moneys so paid, the grantors agree to repay immediately without demand and the same with interest thereon from the date of payment at seven 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 allocated interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable and with interest thereon from time to time, such breach, at seven 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 grantors that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with foreclosure hereof, including reasonable solicitor'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 grantors, 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 grantors. 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 a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantors for said grantors and for the heirs, executors, administrators and assigns of said grantors waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree 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 said grantors, or to any party claiming under said grantors, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profit of the said premises.

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 Wm. W. Haise Jr. 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 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.

IF THIS TRUST DEED is signed by one person as grantor, it shall be binding upon him and his heirs, executors and administrators, regardless of nouns and verbs importing the plural number.

THIS TRUST DEED IS SUBJECT TO _____

Witness the hands and seals of the grantors this _____ day of _____ 19____

John Z. Keppler (SEAL)
Phyllis J. Keppler (SEAL)

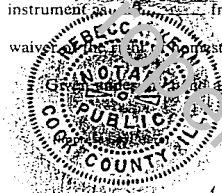
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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Rebecca Kern a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Z. Kepler and Phyllis J. Kepler, his wife

personally known to me to be the same persons whose names 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 same.

and notarial seal this 30th day of April, 19 71.



Rebecca Kern
Notary Public

Commission Expires June 16, 1973

SIDNEY R. OLSEN

MAY-4-71 227 086



21467669

SECOND MORTGAGE
Trust Deed
TO
John Z. Kepler
Phyllis J. Kepler, his wife
First Bank and Trust Company
35 N. Broadway
Palatine, Illinois 60067



MAIL TO:
First Bank and Trust Company
35 N. Broadway
Palatine, Illinois 60067

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT