

# UNOFFICIAL COPY

CHARGE TO CERT

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

550621

FORM No. 2202  
JANUARY, 1968

21 788 240

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Russell Allen Kulp and wife Mari A. Kulp  
 (hereinafter called the Grantor), of the Village of Hoffman Estates County of Cook  
 and State of Illinois for and in consideration of the sum of  
Ten Thousand and 00/100 Dollars  
 in hand paid, CONVEY AND WARRANT to Chicago Title & Trust Company  
 of the City of Chicago County of Cook and State of Illinois  
 and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-  
 lowing 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 Village  
Hoffman Estates County of Cook and State of Illinois, to-wit:

Lot 6 in Block 52 in Hoffman Estates III, being a subdivision  
 of part of Section 15, Township 41 North, Range 10 East of the  
 Third Principal Meridian, according to the plat thereof recorded  
 September 11, 1956 as document 16693491 in Cook County, Illinois.

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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 Russell Allen Kulp and wife Mari A. Kulp  
 justly indebted upon the Bank of Elk Grove principal promissory note bearing even date herewith, payable

to the order of the Bank of Elk Grove the principal sum of Ten  
 Thousand and 00/100 dollars in installments as follows:  
 Two Hundred Seventy Seven and 77/100 dollars on the 21st day  
 of February, 1972, and Two Hundred Seventy Seven and 77/100  
 dollars on the 21st day of each month thereafter, to and  
 including the 21st day of December, 1974, with a final payment  
 of the balance due on the 21st day of January, 1975, with  
 interest on the principal balance from time to time unpaid at  
 the rate of 7%.

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 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 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 incum-  
 brances, 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 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 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 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 Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the fore-  
 closure hereof— including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or com-  
 pleting 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 or  
 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 with-  
 out notice to the Grantor, or to any party 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 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 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 grantor or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the Grantor, this 21st day of January, 1972

Chicago Title and Trust Company, Trustee  
 by Thomas Garcia  
 Assistant Secretary

Russell Allen Kulp (SEAL)  
Mari A. Kulp (SEAL)

21 788 240

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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Jacanda Hornacek, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Russell Allen Kulp and Mari A. Kulp

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



by hand and notarial seal this 24th day of January, 19 72

Jacanda Hornacek  
Notary Public  
Elk Grove Village, Illinois

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JAN 26 '72 1 34 PM

Richard R. Olson  
RECORDER OF DEEDS

21788240

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
Trust Deed

Name: Bank of Elk Grove  
Address: 22 Park & Shop  
City: Elk Grove Village, Ill.  
FORM 104  
533

GEORGE E. COLE  
LEGAL FORMS

RECORDED DOCUMENT