

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

22 952 479

FORM No. 2202
JANUARY, 1968

THIS INSTRUMENT WAS PREPARED BY
GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Frank M. Kaplan and Kathleen M. Kaplan (his wife)

(hereinafter called the Grantor), of the City of Burbank County of Cook
and State of Illinois for and in consideration of the sum of
Two Thousand Fifty-Six Dollars and Sixty-Eight Cents Dollars

in hand paid, CONVEY AND WARRANT to Ford City Bank
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 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 City of Burbank County of Cook and State of Illinois, to-wit:

Lot Seven (7) in Borchert's Subdivision of South Half (1/2) of West Half (1/2) of South West Quarter (1/4) (except West Half (1/2) of North Half (1/2) of South Half (1/2) of West Half (1/2) of South West Quarter (1/4) of Section Thirty-Two (2) Township Thirty Eight (38), North Range Thirteen (13) East of the Third Principal Meridian in Cook County, Illinois.

Hereby releasing and waiving all rights 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 Frank M. Kaplan and Kathleen M. Kaplan (his wife) justly indebted upon a principal promissory note bearing even date herewith, payable

1st monthly payment of \$57.13 due on the 25th day of January 1975 followed by thirty-four consecutive payments of \$57.13 each month following, and a final payment of \$57.13 due on the 25th day of December 1977.

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 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 time to time 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 foreclosure hereof—including reasonable attorney's fees, costs 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 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 Ford City Bank 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.

Witness the hand and seal of the Grantor this 31st day of December 19 74

Frank M. Kaplan (SEAL)
Kathleen M. Kaplan (SEAL)

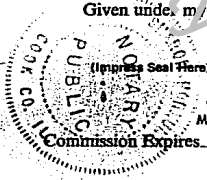
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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Sharon Hornung, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____

Frank M. Kaplan and Kathleen M. Kaplan (his wife)
personally known to me to be the same person s 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 _____ 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 31st day of December, 19 74.



NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES DEC. 5, 1977
ISSUED THROUGH ILLINOIS NOTARY ASSOC.

Sharon Hornung
Notary Public

JUN 2 1974
JAN 2 1974 9 24 09 • 22952479 • A • 51



BOX No. _____
SECOND MORTGAGE
Trust Deed
on: Frank M. and Kathleen M Kaplan
8524 S. Mobile
Burbank, Illinois
TO
Ford City Bank
7601 S. Cicero
Chicago, Illinois

MAIL TO: Ford City Bank
7601 S. Cicero
Chicago, Illinois

22952479
GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT