

UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

24555973

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Robert A. Kaplan and Bonnie Mae Kaplan, his wife  
(hereinafter called the Grantor), of 108 Downing Road Buffalo Grove, Ill.  
(No. and Street) (City) (State)

and in consideration of the sum of FIFTEEN THOUSAND & 00/100 Dollars  
has been paid, CONVEYS AND WARRANTS to UOP FEDERAL CREDIT UNION  
of 10 UOP Plaza Des Plaines, Ill. 60016  
(No. and Street) (City) (State)

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 Village  
of Buffalo Grove County of Cook and State of Illinois, to-wit:

Lot Three Hundred Thirty Six (336) in Cambridge Countryside Unit Six, being a subdivision in the North Half of Section 9, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on August 7, 1967 as Document 2339711.

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 Robert A. Kaplan and Bonnie Mae Kaplan, his wife justly indebted upon a principal promissory note bearing even date herewith, payable in one installment of \$107.31 on July 27, 1978 and 389 consecutive installments of \$69.62 each, every 14 days thereafter until the total of \$15,000.00 plus interest is paid in full.

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 on said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in comparison 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 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 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 if money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight 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 or 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 eight 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, or days 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 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 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.

The name of a real owner is: Donald C. Born  
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 Donald C. Born of said County is hereby appointed to be first successor in the 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 handS and sealS of the GrantorS this 27th day of June, 1978

Robert A. Kaplan (SEAL)  
Bonnie Mae Kaplan (SEAL)

This instrument was prepared by Evelyn M. Costa 1811 W. Magnolia Ln. Mt. Prospect, Ill.  
(NAME AND ADDRESS)

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1978 JUL 27 4:38 PM DEEDS  
COOK COUNTY ILLINOIS

RECORDED 24555973

STATE OF Illinois  
COUNTY OF Cook JUL-27-78 101242 24555973 REC 10.15

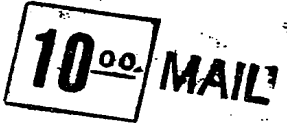
I, Donald C. Born, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Robert A. Kaplan and Bonnie Mae Kaplan personally known to me to be the same person whose nameS are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged 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 right of homestead.



Given my hand and notarial seal this 27th day of June, 1978

*[Signature]*  
Notary Public

24555973



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

Robert A. Kaplan and  
Bonnie Mae Kaplan

TO

IDE FEDERAL CREDIT UNION  
10 UOP Plaza  
Des Plaines, Ill. 60016



GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT