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TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

25702512

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That MICHAEL BROGATO, JANICE E. NAGY & DAVID L. SCHULZ,  
(hereinafter called the Grantor), of 5453 North Kenmore, Chicago, Illinois  
(No. and Street) (City) (State)  
for and in consideration of the sum of Ten and no/100 Dollars  
in hand paid, CONVEYS AND WARRANTS to JOSEPH KAPLAN  
of Chicago, Illinois  
(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 City  
of Chicago County of Cook and State of Illinois, to-wit:

Legal Attached.

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 MICHAEL BROGATO justly indebted upon \$30,000.00 principal promissory note...bearing even date herewith, payable per it's terms, balance due December 1, 1983.

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 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 secondly 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, 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 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, delays 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 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.

The name of a record owner is:

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, Fred Caman 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 25th day of November, 19 80

Michael Brogato (SEAL)  
David Schulz (SEAL)  
Janice E. Nagy

Dennis H. Marchuk, 33 N. Dearborn, Chgo. Ill. 60602

This instrument was prepared by \_\_\_\_\_  
(NAME AND ADDRESS)

Property of Cook County MORTGAGE

25702512

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STATE OF ILL  
COUNTY OF Cook } ss.

I, DENNIS D. MARCUM, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Beasano, David L. Schultz, Janice E. Nagy personally known to me to be the same person, whose name, 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 26th day of Nov, 1980

(Impress Seal Here)  
NOTARY PUBLIC  
Commission Expires Nov 15 1981

[Signature]  
Notary Public

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1980 DEC 11 PM 3 50

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1.00 MAIL

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BOX No.  
SECOND MORTGAGE  
Trust Deed  
TO

MAIL TO  
JOEL M. KAPLAN  
4244 SUFFIELD CT.  
SKOKIE, ILLINOIS 60076  
GEORGE E. COLE  
LEGAL FORMS

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Unit IN & 3N as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel")

Lot 23 (except the South 40 feet) and Lot 24 in Block 6 in John Lewis Cochran's Subdivision of the West 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by the Bank of Ravenswood, Chicago, Illinois, a National Banking Association, as Trustee under provisions of a trust agreement dated the 28th day of June, 1978, and known as Trust Number 25-3415 recorded in the office of the Recorder of Deeds of Cook County, Illinois on March 7, 1979 as document 24872205 : together with an undivided 22.27 % interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said Declaration and Survey)

25702512

Grantor furthermore expressly grants to the grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements of record for the benefit of said property.

This conveyance is made subject to all rights, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to itself its successors and assigns, the rights, benefits, and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

END OF RECORDED DOCUMENT