

GEORGE E. COLE  
LEGAL FORMS

FORM NO. 2202  
April, 1980

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

THIS INDENTURE WITNESSETH, That Nancie K. Kozel, a  
married woman  
(hereinafter called the Grantor), of  
1290 Oak Ridge Cr., Barrington Illinois  
(No. and Street) (City) (State)  
for and in consideration of the sum of seventy five thousand five  
hundred thirteen and thirty two/100\*\*\*\*\* Dollars  
in hand paid, CONVEY AND WARRANT to Security Pacific  
Finance Corporation  
of 101 Virginia St., Crystal Lake Illinois  
(City) (State)

26098657

as Trustee, and to his successors, in trust hereinafter named, 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 County of Cook

Above Space For Recorder's Use Only

and State of Illinois, to-wit:  
Lot 532 in Fox Point Unit 5, Being a Subdivision in the North West 1/4 of  
Section 6, Township 22 North, Range 10 East of the Third Principal Meridian,  
according to the Plat thereof recorded September 22, 1966 as Document 19950403,  
in Cook County, Illinois.

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 is justly indebted upon a principal promissory note bearing even date herewith, payable  
To Security Pacific Finance Corporation

One installment of \$86,022.39 due on or before June 29, 1982.  
The amount financed is \$75,513.32, the finance charge is \$10,509.39.  
The APR is 27.83%

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, with principal 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 the same, 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 obtain such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first to the first Trustee in 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 the date of payment at legal rate 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 legal rate 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, 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 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, 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 said premises.

The name of a record owner is Cook  
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 Recorder of Deeds

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 of 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.

This trust deed is subject to

Witness the hand and seal of the Grantor this 23rd day of December, 1981.

Please print or type name(s) below signature(s)

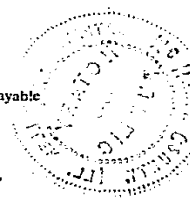
Nancie K. Kozel (SEAL)

Nancie K. Kozel (SEAL)

This instrument was prepared by Kathryn A. Schiller for Security Pacific Finance Corporation  
(NAME AND ADDRESS)  
101 Virginia St., Suite 250 Crystal Lake Illinois 60014

57181-4996

COOK COUNTY MORTGAGE



UNOFFICIAL COPY

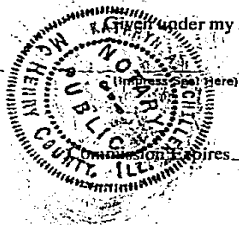
1981 DEC 30 PM 3:44  
COOK COUNTY ILLINOIS

RECORDED 26098657

STATE OF Illinois DEC-30-81 6 7 8 5 6 26098657 1 - REC 10.00  
COUNTY OF McHenry ss.

I, Kathryn A. Schiller, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_

personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ 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 homes and.



under my hand and official seal this twenty third day of December, 1981.

Kathryn A. Schiller  
Notary Public

My Commission Expires August 27, 1985

26098657



BOX No. 77  
SECOND MORTGAGE  
Trust Deed

Nancie K. Kozel  
TO  
Security Pacific Finance Corp

Mail To:  
Security Pacific Finance Corporation  
101 Virginia St. Suite 230  
Crystal Lake, Illinois 60014

GEORGE E. COLE®  
LEGAL FORMS

END OF RECORDED DOCUMENT