

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

85210272

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

THIS INDENTURE WITNESSETH, That RUSSELL W. KOEPL
AND SHIRLEY KOEPL, HIS WIFE
(hereinafter called the Grantor), of 1131 S. BROCKWAY ST
PALATINE, IL 60067

for and in consideration of the sum of EIGHT THOUSAND NINE HUNDRED
EIGHTY DOLLARS AND SEVENTY SIX CENTS Dollars
in hand paid, CONVEY AND WARRANT to
WAYNE W. FRANZEN
of 25 E CAMPBELL, ARLINGTON HEIGHTS, IL 60005

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 tents, issues and profits of said premises, situated in the County of COOK and State of Illinois, to-wit:

LOT 11 IN BLOCK 23 IN ARTHUR T. MCINTOSH & COMPANY'S PALATINE ESTATES UNIT NO. 3 BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
Permanent Real Estate Index Number: 02-27-207-002

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 NINE principal promissory note bearing even date herewith, payable IN 59 INSTALMENTS OF \$210.18 EACH AND A FINAL INSTALMENT OF \$210.18 BEGINNING ON 11-6-85 AND CONTINUING ON THE SAME DAY OF EACH SUCCESSIVE MONTH THEREAFTER UNTIL FULLY PAID.

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 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 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 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 title 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, NINE per cent per annum shall be as 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 accrued 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 NINE per cent per annum, shall be recoverable by foreclosure thereon, or by suit at law, or both, the same as if all 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 documents, evidence, stenographer's charges, cost of procuring or completing abstract showing title, 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 addition to the principal of 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: RUSSELL W. KOEPL AND SHIRLEY KOEPL
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 BETTY A. CECLA 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 charge.
This trust deed is subject to n/a

Witness the hand and seal of the Grantor this 21st day of SEPTEMBER, 19 85
Russell W. Koeppl (SEAL)
RUSSELL W. KOEPL
Shirley Koeppl (SEAL)
SHIRLEY KOEPL

This instrument was prepared by KAREN KASTEN ARLINGTON HEIGHTS FEDERAL HOME EQUITY AND LOAN ASSOCIATION
25 EAST CAMPBELL STREET
ARLINGTON HEIGHTS, ILLINOIS 60005

PROPERTY OF COOK COUNTY CLERK'S OFFICE

85210272
Cook County Office

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, LOIS V. HEARL a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUSSELL W. KOEPL & SHIRLEY KOEPL, HIS WIFE

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 waiver of the right of homestead.

Given under my hand and official seal this 21ST day of SEPTEMBER, 1985.

(Impress Seal Here)

Lois V. Hearl
Notary Public

Commission Expires May 3, 1987

SEP-23-85 36161 - 85200272 - A - Fee 11.00

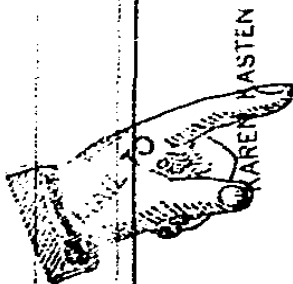
SEP 23 1985

-85-200272

BOX No.

SECOND MORTGAGE
Trust Deed

TO



LAREN BASTEN
ARLINGTON HEIGHTS FEDERAL
SAVINGS and LOAN ASSOCIATION
25 EAST CAMPBELL STREET
ARLINGTON HEIGHTS, ILLINOIS 60004

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GEORGE E. COLE
LEGAL FORMS