

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

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90422774

THIS INSTRUMENT WITNESSETH, That **W. Anthony Kopp,**  
a bachelor

hereinafter called the Grantor, of  
14522 S. Lindor Ct., Oak Forest, IL 60452

for and in consideration of the sum of **Ten Thousand and 00/100**  
only— Dollars

in hand paid, CONVEY AND WARRANT to  
**Tinley Park Bank**  
of 16255 S. Harlem Tinley Park, IL 60477

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**  
and State of Illinois, to-wit:

Above Space For Recorder's Use Only

Unit 14522 (P148) Scarborough Park Condominium as delineated or survey of certain lots or parts thereof in Scarborough Park, being a subdivision of the South 50 acres of the West 1/2 of the North West 1/4 (except the East 541.60 feet thereof) also (except the North 610.00 feet thereof) and also (except school lot in the South East 1/4 thereof) all in Section 9, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the plan thereof recorded November 30, 1973 as document number 22,559,236 in Cook County, Illinois which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Ford City Bank, as Trustee under Trust number 730 recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 22907419, and as amended from time to time together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois.

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THE GRANTEE covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter 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, or rebuild or restore 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 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 of prior incumbrances, or of the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or charge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and the money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at **10.00** 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 balance 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 **12.50** per cent per annum, shall be recoverable by foreclosure thereon, 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, notary public's charges, cost of procuring or comparing 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 the day of sale shall have been entered or not, shall not be dismissed, nor the case 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: **W. Anthony Kopp, a bachelor**

IN THE EVENT of the death or removal of 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 **13** day of **August**, 19**90**

**W. Anthony Kopp**

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

13<sup>E</sup>  
00

This instrument was prepared by **Tinley Park Bank S. Jarema 16255 S. Harlem Tinley Park, IL 60477**  
(NAME AND ADDRESS)

THIS MORTGAGE IS A SECOND MORTGAGE

90422774

# UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that W. Anthony Kopp, a bachelor

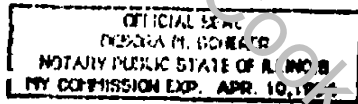
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of him instead.

Given under my hand and official seal this 13 day of August, 19 90

(Impress Seal Here)

*Debra M. Scherer*  
Notary Public

Commission Expires



90422773

BOX No.

SECOND MORTGAGE  
**Trust Deed**

TO

**WINLEY PARK BANK**  
16255 SO. HARLEM AVE.  
WINLEY PARK, ILLINOIS 60477

**GEORGE E. COLE**  
LEGAL FORMS

# UNOFFICIAL COPY

90422774

This instrument was prepared by Tritley Park Bank S. Jarama 16355 S. Harlem Tritley Park, IL 60477

(SEAL)

(SEAL)

W. Anthony Kojpy  
August 13 day of the month of August 1992

13.00

Please print or type names (below signatures)

Witness the hand and seal of the grantor this 13 day of August 1992

This trust deed is subject to the terms, covenants and conditions set forth in the instrument which is hereby referred to as the "Trust Deed". The grantor hereby agrees to pay to the trustee the principal amount of the loan and interest thereon as provided in the Trust Deed. The trustee shall hold the principal amount of the loan and interest thereon in trust for the benefit of the lender.

Section 17-111. The name of the record owner is: W. Anthony Kojpy, a bachelor. The name of the grantor is: W. Anthony Kojpy, a bachelor.

Section 17-112. The name of the record owner is: W. Anthony Kojpy, a bachelor. The name of the grantor is: W. Anthony Kojpy, a bachelor. The name of the grantor is: W. Anthony Kojpy, a bachelor.

Section 17-113. The name of the record owner is: W. Anthony Kojpy, a bachelor. The name of the grantor is: W. Anthony Kojpy, a bachelor. The name of the grantor is: W. Anthony Kojpy, a bachelor.

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Section 17-125. The name of the record owner is: W. Anthony Kojpy, a bachelor. The name of the grantor is: W. Anthony Kojpy, a bachelor. The name of the grantor is: W. Anthony Kojpy, a bachelor.

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FORM NO. 2202 February, 1985  
TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

LEGAL FORMS  
GEORGE E. COLE

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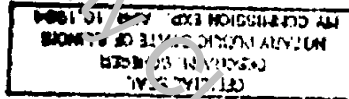
BOOK No.  
SECOND MORTGAGE  
Trust Deed

90422774

JINLEY PARK BANK  
16255 SO. HARLEM AVE.  
JINLEY PARK, ILLINOIS 60477

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office



Commission Expires

(Ingress set here)

*Debra M. Behar*  
Notary Public

Given under my hand and official seal this 13 day of August, 19 90.

waver of the right of homestead

instrument. His free and voluntary act for the uses and purposes therein set forth, including the release and

appeared before me this day in person and acknowledged that he signed, sealed and delivered the said

personally known to me to be the same person whose name is subscribed to the foregoing instrument,

State aforesaid, DO HEREBY CERTIFY that W. Anthony Kopp, a bachelor

the undersigned a Notary Public in and for said County, in the

STATE OF ILLINOIS  
COUNTY OF Cook