

TRUST DEED
SECOND MORTGAGE (ILLINOIS)
UNOFFICIAL COPY

Example under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act

Date 6-23-93
Buyer, Seller or Representative Katherine B. Mandis

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE WITNESSETH, That Don I. Schopow

(hereinafter called the Grantor), of
3306 North Old Arlington Hts Rd. Arlington Hts. IL
(No. and Street) (City) (State)

for and in consideration of the sum of Ten and 00/100 Dollars

in hand paid, CONVEY A AND WARRANT A to
Michael Waltz

of 2010 Brandon Road Glenview Illinois
(No. and Street) (City) (State)

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

See Attached Legal Description

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 03-08-100-019

Address(es) of premises: 3306 North Old Arlington Heights Road, Arlington Heights, IL 60004

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon principal promissory note, bearing even date herewith, payable

93460583

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 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 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 the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 12 percent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements 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 percent 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 compiling 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 a deed of sale shall have been entered or not, shall not be dismissed, nor shall any 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, gives 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: Don I. Schopow

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 Cook County Recorder 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 a first mortgage held by Select Equity, P.O. Box 9122, Pleasanton, CA 94566

Witness the hand and seal of the Grantor this 3rd day of June, 19 93

Don I. Schopow (SEAL)
Don I. Schopow

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

(SEAL)

Katherine B. Mandis

This instrument was prepared by GEORGE T. DROST & ASSOCIATES, LTD., 11 South Dunton Avenue
(NAME AND ADDRESS)

Arlington Heights, IL 60005

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Katherine B. Mandis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Don I. Schopow

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 homestead.

Given under my hand and official seal this 3rd day of June, 19 93.

(Impress Seal Here)



Katherine B. Mandis
Notary Public

Commission Expires _____

2003 JUN 03 11:11

Property of Cook County Clerk's Office

BOX No. _____

SECOND MORTGAGE
Trust Deed

TO

93460583

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 16 IN FREEDOM SMALL FARMS, A SUBDIVISION OF THE NORTH 485.6 FEET (EXCEPT THE EAST 307.95 FEET THEREOF) TOGETHER WITH THE EAST 433.5 FEET (EXCEPT THE NORTH 485.6 FEET THEREOF) OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

06-16-93 3:53PM
RECORDING 25.00
MAIL 0.50
93460583
SUB TTL 25.50
TOTAL 25.50

CHECK 25.50
CHANGE 0.00

PURCHASE 2
A OR 276

Property of Cook County Clerk's Office

93460583

25.50

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COOK COUNTY
CLERK OF COURTS
JUDICIAL ADMINISTRATION
PROPERTY TAX

PROPERTY TAX
STATEMENT
FOR THE YEAR
ENDING 12/31/2011

PROPERTY
ADDRESS

PROPERTY
ID NUMBER

0000000000

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