

This Indenture, WITNESSETH, That the Grantor is GIUSEPPE GERACI, GIOVANNI GERACI AND DOMENICA GERACI

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Fifty-seven Hundred Eighty-nine & 91/100 Dollars in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee of the City of Chicago County of Cook and State of Illinois 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, 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: Lots 33, 34 and 35 in E. C. Dickinson Subdivision of that part East of Milwaukee Avenue and South of West Berteau Avenue of North 365.82 feet of Lot 11 in School Trustees' Subdivision of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, 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 WITNESS WHEREOF, nevertheless, for the purpose of securing performance of the covenants and agreements herein, WEEDAS, The Grantors GIUSEPPE GERACI, GIOVANNI GERACI AND DOMENICA GERACI justly indebted upon their one principal promissory note—bearing even date herewith, payable NORTHWEST NATIONAL BANK OF CHICAGO, for the sum of Fifty-seven Hundred Eighty-nine & 91/100 Dollars (\$5789.91) payable in 36 successive monthly instalments each of \$160.84 except the final instalment which shall be the balance due on this note commencing on the 5th day of Aug 1971, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTORS covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note provided, as according to any agreement extending time of payment; (2) To pay prior to the first day of June 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 or loss of or damage to or destruction of all buildings or improvements on said premises that may have been destroyed or damaged; (4) That wants 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 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; (7) 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 all money so paid, the grantor shall be bound to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby; (8) 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 holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven 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; (9) It is AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of completion in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of preparing 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, shall be taxed as costs and included in any decree that may be rendered in any foreclosure proceeding which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a stay granted, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and their heirs, executors, administrators and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party claiming under said 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.

IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then August G. Menkel 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, if any, shall receive the said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor on this 5th day of June A. D. 1971. Giuseppe Geraci (SEAL), Giovanni Geraci (SEAL), Domenica Geraci (SEAL)

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UNOFFICIAL COPY

State of Illinois }
County of Cook } ss.

I, Lucille J. Vandy
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
GIUSEPPE GERACI, GIOVANNI GERACI and DOMENICA GERACI



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 Notarial Seal, this 5th
day of June A. D. 1971

Lucille J. Vandy
Notary Public

Property of Cook County Clerk's Office

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Box No. 246
SECOND MORTGAGE
Trust Deed
GIUSEPPE GERACI, GIOVANNI GERACI,
DOMENICA GERACI

TO
JOSEPH DEZONNA, Trustee

FEDERAL NATIONAL BANK
OF CHICAGO
COMMERCIAL TRUST DEPT.
300 N. LAUREL ST. CHICAGO, ILL. 60610

21503925