

UNOFFICIAL COPY

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968 21 684 235

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Vincent Tribo and Juanita Tribo, His Wife

(hereinafter called the Grantor), of the City of Chicago Heights County of Cook
and State of Illinois, for and in consideration of the sum of Four Thousand Six Hundred Fifty
and no/100 Dollars
in hand paid, CONVEY AND WARRANT to Joel Salk, Trustee, 1655 Oak Street
of the City of Chicago Heights 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, 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 City
of Chicago Heights County of Cook and State of Illinois, to-wit:

Lot 8 in Block 11 in Olympia Highlands, a Subdivision
in the Southwest quarter of Section 17, Township 35
North, Range 14 East of the Third Principal Meridian,
according to plat recorded 4-14-55 as Document No.
16204705, 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 Vincent Tribo and Juanita Tribo, His Wife
justly indebted upon One (1) principal promissory note bearing even date herewith, payable
to JAFFE COMMERCIAL FINANCE CO., an Illinois Corporation, 1655 Oak Street, Chicago
Heights, Illinois, in the principal amount of Four Thousand Six Hundred Fifty and
no/100 (\$4,650.00) Dollars, payable in Fifteen (15) equal and successive monthly
installments of Three Hundred Ten and no/100 (\$310.00) Dollars each, beginning the
Twentysecond (22nd) day of November, 1971 and ending the Twentysecond (22nd) day of
January, 1973.

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 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 rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, which policies shall be left and remain with the said Mortgagees or Trustees 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 discharge such 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 seven 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 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 decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and 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.

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 Joseph Perozzi 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 holder 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 grantor hereby releases said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the Grantor on this 22nd day of October, 1971

Vincent Tribo (SEAL)
Juanita Tribo (SEAL)

22-4843-1

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STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, Irma Tengolics, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vincent Tribo and Juanita Tribo, 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 same.



and my notarial seal this 22nd day of October, 19 71.

Irma Tengolics
Notary Public

Commission Expires November 17, 1974

OCT 25 PM 1 35
OCT-26-71 331391 5.10

BOX No. _____
SECOND MORTGAGE
Trust Deed

Vincent Tribo and Juanita Tribo
His Wife _____
Joe J Salvo, Trustee _____



**AFTER RECORDING
RETURN TO:**
JAFFE COMMERCIAL FINANCE CO.
1655 Oak Street
Chicago Heights, Illinois 60411



216842335
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT