

21 879 868

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 2202

This Indenture, WITNESSETH, That the Grantor Anthony Rizzo and Dixie Lee Rizzo, His
Wife

of the Village of Bellwood County of Cook and State of Illinois

for and in consideration of the sum of Four Thousand and Nine Hundred Fifty Six and 84/100 Dollars
in hand paid, CONVEY AND WARRANT to Bank of Bellwood

of the Village of Bellwood 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 Village of Bellwood County of Cook and State of Illinois, to-wit:

Lot 14 in Sunrise Builders, Inc. resubdivision of Lots 1 to 22, both inclusive, Lots
25, 26, 27, 32, 33, 34 and 35 together with the East and West vacated alley lying South of
Lots 5 and 18 and lying North of Lots 6 to 17 inclusive (except the West 110.0 feet of
Lots 31, 32, 34 and 35 and also except that part of Lots 1, 2, 3, 4, 5 and the vacated alley
South of said Lot 5 lying Easterly of a line described as follows: Beginning at a
point on the North line of said Lot 1, 60.20 feet West of the North East corner of
said Lot 1; thence South 560.0 feet to a point which is 62.60 feet West of the East
line of said Lot 1; thence South Easterly to the North East corner of aforesaid Lot 6)
also that part of vacated 22nd Avenue lying South of a line parallel with and 253.0
feet South of the South line of Grant Avenue and North of a line parallel with and
534.77 feet South of the South line of Grant Avenue, all in Henry Ulrich's Addition to
(SEE ATTACHED)

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 Grantors Anthony Rizzo and Dixie Lee Rizzo
justly indebted upon their principal promissory note bearing even date herewith, payable
in 36 monthly installments of One Hundred Thirty Seven & 69/100 commencing May 15,
1972 and continuing on the same date each of the following months until paid in full.

THE GRANTORS covenant and agree 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 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 shall not be committed or suffered; (5) to keep all buildings on or at any time on
said premises insured in companies to be selected by the grantee hereinafter, who is hereby authorized to place such insurances in companies not liable to the holder
of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustor 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 grantor 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 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.
IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof
including reasonable solicitor's fees, attorneys for documentary evidence, stenographer's charges, cost of procuring 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 a first 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 a release hereof given, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the 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 County of the grantor, or of his refusal or failure to act, then
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 in trust, shall release said premises to
the party entitled, on receiving his reasonable charges.

Witness the hand and seals of the grantor this 24th day of April A. D. 19 72
Anthony Rizzo (SEAL)
Dixie Lee Rizzo (SEAL)

SECOND MORTGAGE

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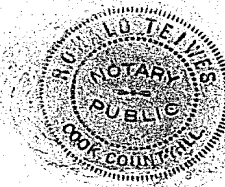
UNOFFICIAL COPY

1972 APR 25 PM 5 30

RECORDED BY CLERK
COOK COUNTY, ILLINOIS
FILED FOR RECORD

State of Illinois }
County of Cook } ss. APR-25-72 4 29 6 64 • 21879863 u. A — Rec 6.10

I, Ronald Teiwass
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
Anthony Rizzo and Dixie Lee Rizzo



personally known to me to be the same person. 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 24th
day of April A. D. 19 72

Ronald Teiwass
Notary Public.

Property of Cook County Clerk's Office

21879863

Doc No.

SECOND MORTGAGE

Trust Deed

Anthony Rizzo and
Dixie Lee Rizzo, His Wife
237 32nd Avenue
Bellwood, Illinois 60104

TO

Bank of Bellwood

GEORGE J. LILLY COMPANY

UNOFFICIAL COPY

Second Mortgage
Anthony Rizzo and Diane Lee Rizzo, His Wife

Bellwood, being a Subdivision of that part of the South $\frac{1}{2}$ of the North East $\frac{1}{4}$ North of St. Charles Road and West of and adjoining 20 acres subdivided by Jacob Glos, in Section 9, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

(This rider is hereby attached and made a part thereof.)

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END OF RECORDED DOCUMENT