

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JANUARY, 1968

22 704 849

GEORGE E. COLE*
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Anthony Rizzo and Dixie Lee Rizzo, his wife,

(hereinafter called the Grantor), of the Village of Bellwood County of Cook and State of Illinois, for and in consideration of the sum of Eight Thousand Six Hundred Seventy One and 80/100 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, air-conditioning, gas and plumbing apparatus and fixtures, and every thing 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, 28, 29, 30, 31, 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 32, 33, 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 5; thence South Easterly to the North East corner of aforesaid Lot 6), also that part of vacated 32nd 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 Bellwood, being a Subdivision of that part of the South 1/2 of the North East 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 Co., Ill.

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 Anthony Rizzo & Dixie Lee Rizzo justly indebted upon their principal promissory note bearing even date herewith, payable in 60 monthly instalments of \$144.53 commencing on the 25th day of May, 1974 and continuing on the 25th day of each of the following consecutive months until paid in full.

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 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 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 so 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 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 plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring a 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, such as 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 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.

IN THE EVENT of the death or removal from said _____ County of the grantee, or of his resignation, 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 seal of the Grantors this 3rd day of May, 1974

Anthony Rizzo (SEAL)
Anthony Rizzo
Dixie Lee Rizzo (SEAL)
Dixie Lee Rizzo

Prepared for Bank of Bellwood
By: William T. Burro

BANK OF BELLWOOD
219 S. MANNHEIM ROAD
BELLWOOD, ILLINOIS 60104

MAIL TO

22 704 849

Office

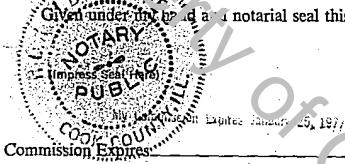
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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Ronald Teiwes, 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^s whose name^s 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 title of the same.

Given under my hand and notarial seal this 3rd day of May, 19 74



Ronald Teiwes
Notary Public

George E. Cole
RECORDED IN THE
COOK COUNTY RECORDS
1974 MAY 3 AM 10 48
MAY-3-74 796057 0 22704849 4 A Rec 510

500 MAIL

BOX No. _____
SECOND MORTGAGE
Trust Deed
Anthony Rizzo and
Dixie Lee Rizzo
TO
Bank of Bellwood
219 Mannheim Road
Bellwood, ILL. 60104
GEORGE E. COLE
LEGAL FORMS

22704849

END OF RECORDED DOCUMENT