

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JANUARY, 1968

22 822 568

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Ronald P. Saviano and Judith Ann Saviano  
(hereinafter called the Grantor), of the City of Northlake County of Cook  
and State of Illinois, for and in consideration of the sum of  
Two Thousand Five Hundred Sixty-Five and 00/100 Dollars  
in hand paid, CONVEY AND WARRANT to The Northlake Bank  
of the City of Northlake 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 fol-  
lowing 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  
Northlake County of Cook and State of Illinois, to-wit:

Lot 12 in Block 19 in Midland Development Company Northlake Village  
Unit No. 3, being a Subdivision of part of the South half of  
Section 32, Township 40 North, Range 12 East of the Third Principal  
Meridian

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 Ronald P. Saviano and Judith Ann Saviano  
justly indebted upon their principal promissory note bearing even date herewith, payable

\$42.75 on the first day of October, 1974 A.D. \$42.75 on the same  
day of each and every month thereafter for 58 months, and a final  
installment of \$42.75 on the First day of September, A.D., 1979.

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) not to 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 interest 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 incum-  
brances, 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 thereon, 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 fore-  
closure hereof—including reasonable attorney's fees—charges for documentary evidence, stenographer's charges, cost of procuring or com-  
pleting 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 de-  
creed 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 with-  
out notice to the Grantor, or to the 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 when Chicago, Title Insurance Company 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 Grantor, this 17th day of August, 19 74

Ronald P. Saviano (SEAL)  
Judith Ann Saviano (SEAL)

"THIS INSTRUMENT WAS PREPARED BY:

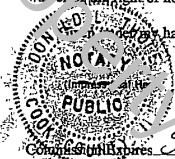
Judith A. Johnson, 1225 W. Byron Ave., Addison, Ill.

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STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, Donald L. Thode, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald P. Saviano and Judith Ann Saviano

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.



gave his hand and notarial seal this 17th day of August, 19 74

*[Signature]*  
Notary Public

Witness my hand and seal this 17th day of August, 19 74

*[Signature]*

RECORDER OF DEEDS  
COOK COUNTY, ILLINOIS

1974 AUG 21 AM 116  
AUG-21-74 851809 • 22822568 • A — Rec 510



22822568

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
  
RONALD P. SAVIANO and  
JUDITH ANN SAVIANO, his wife  
TO  
THE NORTHLAKE BANK  
26 W. North Avenue  
Northlake, Illinois 60164



GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT