

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 302 NW

23 158 937

This Indenture, WITNESSETH, That the Grantor
DIANE M. BARTUCCI, divorced

of the City of Chicago, County of Cook, and State of Illinois

for and in consideration of the sum of Thirty hundred and 60/100 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:

Lot 47 in Block 3 in Subdivision of Block 6 in Canal Trustees
Subdivision of Section 33, Township 39 North, Range 14, 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, DIANE M. BARTUCCI, divorced, justly indebted upon her one principal promissory note bearing even date herewith, payable

COUNTY LUMBER AND SUPPLY COMPANY, INC., for the sum of Thirty hundred and eighteen and 60/100 Dollars (\$3018.60) payable in 35 successive monthly instalments each of \$83.85 except the final instalment which shall be equal to or less than the monthly instalments due in the note commencing on the 20th day of August 1975, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon, as herein and as said note 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 upon 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 grantor 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 hereinafter named, in the event of fire, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) To pay all prior and subsequent taxes 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 such taxes or assessments, or discharge or purchase any tax lien or title after the said premises or any part thereof, or the interest thereon from time to time, and all money so paid, the grantor agrees to repay immediately without demand, and 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 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.

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, outlays for documentary evidence, stenographer's charges, fees 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 grantor or any holder of any part of said indebtedness, as 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 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 Cook County of the grantor, or of his refusal or failure to act, then and in the event said first successor fails or refuses 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 grantor 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 10th day of July A. D. 1975

Diane M. Bartucci (SEAL)

(SEAL)

State of Illinois } ss.
County of Cook

I, _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____
DIANE M. TARTUCCI, divorced

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 10th
day of July A. D. 1975

Marvin G. Levin



Property of Cook County Clerk's Office

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5.00

Box No. 246
SECOND MORTGAGE
Trust Deed

DIANE M. BAPTUCCI, divorced
TO
JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY

J. Le Matte
Northwest National Bank of Chicago
3265 North LaSalle Avenue
Chicago, Illinois 60641

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