

23 185 605

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

THIS INDENTURE, WITNESSETH, That Michael J. Deleskiewicz and Barbara T. Deleskiewica,
His wife
(hereinafter called the Grantor), of 113 Hyde Park Avenue - - - - Bellwood - - - - Illinois County
(No. and Street) (City) (State)

for and in consideration of the sum of Seven Thousand Six Hundred Eighty and NO/100 - - - - Dollars
in hand paid, CONVEY^S AND WARRANT^S to Rosemary Dawson - - - - Trustee - - - -
1535 Halsted Street Chicago Heights, Illinois (State)
(No. and Street) (City)

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:

Lots 1, 2, 3, 4, 6, 7, and 8, 19 to 34, and 45 to 57 in Frank J. Hetzel's Subdivision of Lots 1, 2, 3, 4, 6, 7, and 8, 19 to 34, and 45 to 57 in St. Charles Road Second Addition to Proviso being a subdivision of the East Half (1/2) of the East Half (1/2) of the North East Quarter (1/4) of Section 8, Township 39 North, Range 12 East of the Third Principal Meridian (Lying North of St. Charles Road) except that part conveyed to the Chicago and Northwestern Railroad 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^S Michael J. Deleskiewicz and Barbara T. Deleskiewicz, His wife - - - - justly indebted upon 1 (one) - - - - principal promissory note bearing even date herewith, payable

to the STATE LOAN COMPANY OF CHICAGO HEIGHTS, INC. - 1535 Halsted Street - Chicago Heights, Illinois as follows: in Sixty (60) successive and consecutive monthly installments in the amount of One Hundred Twenty Eight and NO/100 Dollars (\$128.00) commencing on the 14th day of September, 1975 and on the fourteenth day of each month thereafter, ending on the 9th day of August, 1980 or until the total amount of Seven Thousand Six Hundred Eighty and NO/100 (\$7,680.00) Dollars is 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 taxes, including taxes 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 to insure, or pay taxes or assessments, or of 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 by any other means 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, costs 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 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 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 rights 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.

The name of a record owner is: Michael J. Deleskiewicz and Barbara T. Deleskiewicz, His wife

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 Charles A. Shanks - - - - 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^S this 9th day of August, 1975.

THIS DOCUMENT PREPARED BY Michael J. Deleskiewicz (SEAL)
Barbara T. Deleskiewicz (SEAL)
Jeannine L. Izzi
STATE LOAN COMPANY
of Chicago Heights, Inc.
1535 Halsted Street
Chicago Heights, Ill. 60411

23 185 605

UNOFFICIAL COPY

Edmund R. Olson

RECORDED OF DEEDS
COOK COUNTY ILLINOIS

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5.00

STATE OF Illinois
COUNTY OF Will

ss.

I, Allan B. Dawson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Deleskiewicz and Barbara T. Deleskiewicz,

His wife

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 right of homestead.

Given under my hand and notarial seal this 9th day of August, 19 75.



Allan B. Dawson
Notary Public

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BOX No.

SECOND MORTGAGE
Trust Deed

Michael J. Deleskiewicz and

Barbara T. Deleskiewicz, His Wife

TO

Rosemary Dawson, Trustee

Please return to:

STATE LOAN COMPANY
of Chicago Heights, Inc.
1535 Halsted Street
Chicago Heights, Illinois 60411

REC
FORMS

23185605

END OF RECORDED DOCUMENT