

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
JANUARY, 1968

23 315 902

GEORGE E. COLE\*  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That John M. Santandrea and Mary E. Santandrea, his wife

hereinafter called the Grantor), of the city of Northlake County of Cook and State of Illinois, for and in consideration of the sum of

Seven Thousand Six Hundred Thirteen and 40/100 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 and through 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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City of Northlake County of Cook and State of Illinois, to-wit:

Lot 17 in Block 12 in Section 2 of Country Club Assoc. addition to Midland Development Company's Northlake Village, a Sub-division in the South West 1/4 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 homes and exemption laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WITNESSETH, The Grantor S. John M. Santandrea and Mary E. Santandrea, his wife justly indebted upon their principal promissory note, bearing even date herewith, payable

\$126.89 on the fifteenth day of January A. D. 1970; \$126.89 on the fifteenth day of each and every month thereafter for fifty-eight months, and a final payment of \$126.89 on the fifteenth day of December, A. D. 1980.

THE GRANTOR covenants and agrees as follows. (1) To pay said indebtedness, and the interest thereon, as hereinafter 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 with respect 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 Mortgagee or Trustee until the indebtedness is fully paid. (6) To pay all prior mortgages, 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 grantee or the holder of said indebtedness, may procure such insurance, pay such taxes or assessments, or discharge or purchase any lien or title affecting said premises or pay all prior incumbrances and 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 hereon.

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, charges for discovery, evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, and the cost of a foreclosure decree shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any proceeding with respect to 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 claims 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, THE CHICAGO TITLE INSURANCE COMPANY of said County is hereby appointed to be the 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 S. and seal of the Grantor S. this SECOND day of December 19 75

John M. Santandrea (SEAL)  
Mary E. Santandrea (SEAL)

"This instrument was prepared by:  
Gazo E. Cooke c/o THE NORTHLAKE BANK  
26 W. North Ave.  
Northlake, Illinois 60164

23 315 902

Office

UNOFFICIAL COPY

1975 DEC 8 AM 9 10

STATE OF ILLINOIS

COUNTY OF COOK

REC-0-75 107478 • 23315902 • A — Rec 5.10

I, Donald L. Thode, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John M. Santandrea and Mary E. santandrea, his wife---

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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 notary seal this second day of December, 19 75---

*[Signature]*  
Notary Public



23315902

SECOND MORTGAGE  
**Trust Deed**  
JOHN M. SANTANDREA and  
MARY E. SANTANDREA, his wife  
TO  
THE NORTHLAKE BANK  
26 W. North Avenue  
Northlake, Illinois 60164

GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT