

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

44392793

GEORGE E. COLE  
LEGAL FORMS

THIS INDENTURE WITNESSETH, that **Carlo Calabria, divorced and not since remarried**

(hereinafter called the Grantor), of **7985 Kingsbury** **Hanover Park,** **Illinois**  
No. and Street City State

for and in consideration of the sum of \_\_\_\_\_ Dollars  
in hand paid, **CONVEY AND WARRANT** to **Suburban Bank of Hoffman Estates**  
of **1100 N. Roselle Rd.** **Hoffman Estates,** **Illinois**  
(No. and Street) City State

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 everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the **Village**  
of **Hanover Park,** County of **Cook** and State of Illinois, to-wit:

Lot 53 in Block 11 in Hanover Highlands Unit No. 11, a Subdivision  
in the North 1/2 of Section 30, Township 41 North, Range 10, East  
of the Third Principal Meridian, according to the Plat thereof  
recorded May 19, 1970 as Document Number 21,162,019 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 **Carlo Calabria, divorced and not since remarried**

justly indebted upon \_\_\_\_\_ principal promissory note bearing even date herewith, payable

**90 days or any renewals thereafter**

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the taxes thereon, as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due 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 on 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 Trustee or Mortgagee, and second to the Trustee herein as their interest 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 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 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 of title affecting said premises, or pay all prior incumbrances and the interest thereon from time to time, and lawfully so paid, the Grantor agrees to repay immediately, without demand, and the same with interest thereon from the date of payment, at eight 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 or 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 eight 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, costs for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, and the costs of advertising, shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any legal 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 sale 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.

The name of a receiver is \_\_\_\_\_

IN THE EVENT of the death or removal from said \_\_\_\_\_ County of the grantee, or of his resignation, refusal or failure to act, then **Palatine National Bank** 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 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 **18th** day of **August**, 19 **78**

*Carlo Calabria* (SEAL)  
**Carlo Calabria**

(SEAL)

This instrument was prepared by **Glen E. Short, 1100 N. Roselle Rd., Hoffman Estates, IL**  
(NAME AND ADDRESS)

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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carlo Calabria, divorced and not since remarried

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 18th day of August, 1978.

(Impress Seal Here)

Notary Public

Commission Expires

SEP 11 1978

SEP-21-78 11 12 AM '78 24592793 - 10.00



BOOK NO.

SECOND MORTGAGE  
**Trust Deed**

SUBURBAN BANK OF HOFFMAN ESTATES  
1100 N. ROSELLE RD.  
HOFFMAN ESTATES, ILL. 60196



24592793  
GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT