

25 485 355

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

A 9-7-78

THIS INDENTURE, WITNESSETH, That Thomas Kerestes and Geraldine Kerestes, his wife
(hereinafter called the Grantor), of the Village of Park Forest County of Cook
and State of Illinois, for and in consideration of the sum of
Eleven Thousand Five Hundred Forty Five & 20/100 Dollars
in hand paid, CONVEY S. AND WARRANTS TO Park Forest Federal Savings and Loan, A Division of Joliet Federal
Savings and Loan Association, of the Village of Park Forest County of Cook and State of Illinois, and to its successors in trust
herein (to be named, for the purpose of securing performance of the covenants and agreements herein, the following described
real estate, with the improvements and fixtures thereon, and everything appurtenant thereto, together with all rents, issues
and profits of said premises, situated in the Village of Park Forest County of Cook
and State of Illinois, to-wit:

Lot 12 in Block 85 in Village of Park Forest Area No. 4, being a subdivision of part
of the East Half (E½), of Section Thirty Five (35) and the West half (W½) of Section
Thirty Six (36), Township Thirty Five (35) North, Range Thirteen (13), East of the
Third Principal Meridian, according to the plat thereof recorded in the Recorder's
Office of Cook County, Illinois on June 25, 1951, as Document I5107640.

10.00

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.
Whereas, The Grantor Thomas Kerestes and Geraldine Kerestes, his wife
justly indebted upon that certain promissory note numbering even date herewith, in the amount of 11,545.20
Dollars, to be paid in 60 monthly installments of 192.42 Dollars each beginning on the 1st day of July
19 80.

COOK COUNTY CLERK'S OFFICE
FILED 1980 JUN 13 11 9:47

Lidwight Olson
RECORDING CLERK

25485355

25 485 355

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 May in each year, all taxes and assess-
ments 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, which
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 let
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 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 purchase any tax lien or file 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 immedi-
ately without demand, and the same with interest thereon from the date of payment at eight per cent per annum shall be so much addition
to the 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 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, outlays for documentary evidence, stenographer's charges, cost of procuring or completing ab-
stract, showing the whole title of said premises embracing foreclosure decree—shall be paid by the Grantor; and the like expenses and disburse-
ments, 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 in-
cluded 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 right to the
possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to fore-
close 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 profit of the said premises.

When all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the
party entitled, or receiving his reasonable charges.

Witness the hands and seal of the Grantor S. this 7th day of June, 19 80.

This instrument was prepared by:
Sue Ettema/ Park Forest Federal
Savings and Loan/ a division of
Joliet Federal Savings and Loan
4 Plaza, Park Forest, Il. 60466

Thomas E. Kerestes (SEAL)
Geraldine K. Kerestes (SEAL)

UNOFFICIAL COPY

State of Illinois ss.

County of Cook

I, _____ the undersigned _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Kerestes and Geraldine Kerestes, his wife

personally known to me to be the same persons whose names _____ 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 7th day of June, 1980

NOTARY PUBLIC
(Impress Seal Here)

MY COMMISSION EXPIRES OCT. 7, 1981

Joan A. McCarty
Notary Public

25 485 355

Commission Expires _____

SECOND MORTGAGE
Trust Deed

TO

mailed to:
Park Forest Federal Savings & Loan
4 Plaza
Park Forest, Illinois 60466

END OF RECORDED DOCUMENT