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TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

GEORGE E. COLE\*  
LEGAL FORMS

68-91-053 H

SANTOKH S. HANSRA and his wife MANJEET K. HANSRA, are sole  
THIS INDENTURE, WITNESSETH, That beneficiaries of AMERICAN NATIONAL BANK AND TRUST under  
a Trust known as Trust No. 42069 under a Trust Agreement dated January 30, 1978  
(hereinafter called the Grantor), of 33 North LaSalle Street Chicago Illinois  
(No. and Street) (City) (State)

and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars  
and paid, CONVEYS AND WARRANTS to VIVIAN KLITBANOW and her son MARC KLITBANOW  
of 219 Circle Drive Bloomingdale Illinois 60108  
(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 CITY  
of Melrose Park County of Cook and State of Illinois, to-wit:

LOT 39 AND 40 IN BLOCK 47 IN MELROSE SUBDIVISION OF LOTS 3, 4 AND 5  
IN SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND PART OF  
SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL  
MERIDIAN LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT  
OF WAY EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

10.00

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Sidney H. Olson  
RECORDER OF DEEDS

1983 JAN 10 PM 1:18

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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 Grantors' sole beneficiaries SANTOKH S. HANSRA and his wife MANJEET K. HANSRA, are  
justly indebted upon a \$35,000.00 principal promissory note bearing even date herewith, payable  
in installments as follows: THREE HUNDRED SEVEN AND 16/100 (\$307.16) DOLLARS on the first  
day of February, 1983, and THREE HUNDRED SEVEN AND 16/100 (\$307.16) DOLLARS on the first  
day of each month thereafter, to and including the first day of January, 1988, with a  
final payment of the principal balance due on the first day of February, 1988, in the  
principal amount of \$33,800.31, with interest on the principal balance from time to time  
unpaid at the rate of 10% per cent per annum payable monthly based on a 30 year amortiza-  
tion schedule with unpaid principal balance due February 1, 1988.

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 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 was 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 interest 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 other encumbrances, 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 pay prior encumbrances 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 pay any tax lien or title affecting said premises or pay all prior encumbrances 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 eight 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 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, or bills 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 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 included in any lien 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 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 recorder is: AMERICAN NATIONAL BANK AND TRUST under Trust No. 42069  
In witness whereof, the Grantor has caused this instrument to be signed by the grantor, or of his designation,  
and the seal of said County is hereby appointed to be  
first recorder in this State, and if for any time or cause said first recorder, fail or refuse to execute the foregoing Record of  
Deeds of said County is hereby appointed to be second recorder in this State; and when all the foregoing covenants and agreements are  
performed, the parties to this instrument, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the Grantor this 4th day of January, 1983

Santokh S. Hansra (SEAL)  
MANJEET K. HANSRA (SEAL)

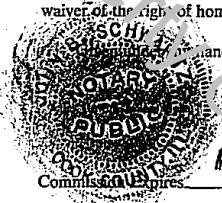
This instrument was prepared by Frank J. Cortina, Jr., 123 W. Madison St., 21st Fl., Chicago,  
(NAME AND ADDRESS)

26 462 887 H

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, John B. Schwartz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SANTOKH S. HANSRA and his wife  
MANJEET K. HANSRA

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.



and notarial seal this 7th day of Jan, 1983

John B. Schwartz  
Notary Public

My Commission Expires Dec. 3, 1983

BOX 533

BOX No.

SECOND MORTGAGE  
Trust Deed

SANTOKH S. HANSRA and his wife

MANJEET K. HANSRA

TO

VIVIAN KILIBANOW AND HER SON

MARC KILIBANOW

MAIL TO:

FRANK J. COETINA  
MITS AND LEWIS & SCHWARTZ  
123 W. MARSHFIELD ST., 2ND FL.  
CHICAGO, ILL.  
60602

26 482 387

GEORGE E. COLE  
LEGAL FORMS