

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202

26787537

BFC Forms Service, Inc.

THIS INDENTURE, WITNESSETH, That Rosemary A. Perri  
 (hereinafter called the Grantor), of 634 Rice Street Bellwood, Illinois 60104  
 (No. and Street) (City) (State)  
 for and in consideration of the sum of Five thousand eight hundred plus interest --- Dollars  
 in hand paid, CONVEY AND WARRANTS to Bank of Commerce in Berkeley  
 of 5500 St. Charles Road Berkeley, Illinois 60163  
 (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 fol-  
 lowing 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 Bellwood County of Cook and State of Illinois, to-wit:

Lot 30 in Bellwood being a Subdivision of part of  
 the South West Quarter (1/4) of Section 9, Township  
 39 North, Range 12, East of the Third Principal  
 Meridian, 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 Rosemary A. Perri  
 justly indebted upon Installment ~~promissory note~~ bearing even date herewith, payable

in 24 monthly payments of \$141.00 each with a balloon payment  
 at the end of 24 months, plus any renewals of the balloon  
 payment.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, herein and in said note or  
 notes hereof, 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, damage to rebuild or restore  
 all buildings or improvements on said premises that may have been destroyed or damaged; (4) to 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 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 so 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 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 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 fore-  
 closure hereof—including reasonable attorney's fees, and for documentary evidence, stenographer's charges, cost of procuring or com-  
 pleting 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 decree that may be rendered in such foreclosure proceedings; which proceeding, whether dec-  
 ree 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 with-  
 out 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: Rosemary A. Perri

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 Chicago Title Insurance Company 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, this 8th day of September, 19 83

Rosemary A. Perri (SEAL)  
Rosemary A. Perri (SEAL)

This instrument was prepared by Bernice H. Krejchik, Bank of Commerce, Berkeley, Il.  
 (NAME AND ADDRESS)

UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF DuPage } ss.

I, Bernice H. Krejchik, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosemary A. Perri

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

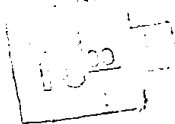
Given under my hand and notarial seal this 8th day of September, 1983.

(Impress Seal Here)

Bernice H. Krejchik  
Notary Public

Commission Expires March 23, 1984

SEP 19 1983



4897827

BOX No.  
SECOND MORTGAGE  
**Trust Deed**

TO

Bank of Commerce  
5500 St. Charles Rd.  
Berkeley, Illinois 60163

**END OF RECORDED DOCUMENT**