

GEORGE E. COLE'S  
LEGAL FORMS

FORM NO. 2202  
April, 1980

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

26837158

THIS INDENTURE WITNESSETH That MILOVAN VIDAKOVICH and  
DUSANKA VIDAKOVICH, his wife

(hereinafter called the Grantor), of  
1250 Taft Ave. Berkeley Illinois  
(No and Surn) (City) (State)

for and in consideration of the sum of Thirty One Thousand and ---  
no/100 Dollars

in hand paid to THE NORTHLAKE BANK AND WARRANT to  
of 26 W. North Avenue Northlake Illinois  
(No and Surn) (City) (State)

as Trustee, and to his successors or trust hereinafter named, 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 County of Cook

Above Space For Recorder's Use Only

and State of Illinois, to-wit:  
\*\*\*\*\*Lot 54 (except the South 52 feet and except the West 126 feet thereof)  
and the South 24 feet of the East 137 feet of Lot 53, in Fippinger's addition  
to Hillside, a Subdivision of the East 70 Rods of that part of the North 105  
acres of the Southwest Fraction 1/4 of Section 7, Township 39 North, Range  
12, East of the Third Principal Meridian, lying South of the Aurora, Elgin  
and Chicago Railroad, 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 is justly indebted upon THEIR principal promissory note bearing even date herewith, payable

\*\*\*\*\* D E M A N D \*\*\*\*\*

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 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, who is hereby authorized to place such insurance in companies  
acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable to the first Trustee or Mortgagee, and to pay 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 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 15.92% 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 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 15.92% per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or by 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 document recording, 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 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 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 record owner is MILOVAN and DUSANKA VIDAKOVICH

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

The Chicago Title and Trust 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 of 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.

This trust deed is subject to \_\_\_\_\_

Witness the hand s and seal of the Grantor this first day of August, 19 83

Please print or type name(s)  
below signature(s)

Milovan Vidakovich (SEAL)  
MLOVAN VIDAKOVICH

Dusanka Vidakovich (SEAL)  
DUSANKA VIDAKOVICH

This instrument was prepared by Gaza E. Conke, 26 W. North Ave., Northlake, IL 60164  
(NAME AND ADDRESS)

26837158  
Recorder's Office

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STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

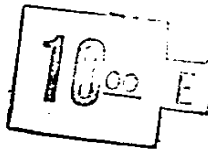
I, Donald L. Thode, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~Milovan Vidakovich and Dusanika Vidakovich, his wife~~

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.

Witness my hand and official seal this first day of August, 1983.

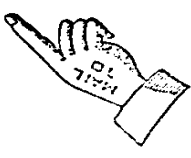


*[Signature]*  
Notary Public



SEP 15 11: 57

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
  
MILOVAN VIDAKOVICH  
and  
DUSANKA VIDAKOVICH, his wife  
TO  
The NORTHLAKE BANK (Conv)  
26 W. North Avenue  
Northlake, Illinois 60164



26 837 158

GEORGE E. COLE®  
LEGAL FORMS

END OF RECORDED DOCUMENT