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TRUST DEED SECOND MORTGAGE FORM (Illinois)

FORM No. 2202

BFC Forms Service, Inc.

26994275

THIS INDENTURE, WITNESSETH, That James J. Pravda and Kathleen A. Pravda, his wife (hereinafter called the Grantor), of 323 Vanna Ct., Hillside, Ill. for and in consideration of the sum of Six Thousand plus interest Dollars in hand paid CONVEY AND WARRANT to Bank of Commerce in Berkeley of 50 St. Charles Road, Berkeley, Illinois 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 Hillside, Cook County of Cook and State of Illinois, to-wit:

Lot 16 in Block 12 in Hillside Manor Unit number 3, being a subdivision in the North 1/2 of the North West 1/4 of Section 17, 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 James J. Pravda and Kathleen A. Pravda, his wife justly indebted upon installment principal promissory note bearing even date herewith, payable in 36 monthly installments.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, in and on 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 by damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) to insure said premises against fire, theft, 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 a 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 to insure, or pay taxes or assessments, 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 foreclosure hereof—including reasonable attorney's fees, of any 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 and all 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 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 record owner is: James J. Pravda and Kathleen A. Pravda, his wife

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 and Trust Co. 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 on this 21st day of February, 1984.

James J. Pravda (SEAL) Kathleen A. Pravda (SEAL)

This instrument was prepared by MJ Steinhebel - Bank of Commerce - Berkeley, IL (NAME AND ADDRESS)

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STATE OF Illinois }  
COUNTY OF DuPage } ss.

I, Mary Jo Steinhebel, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Pravda and Kathleen A. Pravda, his wife

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> are they 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.

Given under my hand and notarial seal this 21st day of February, 19 84

(Impress Seal Here)

Mary Jo Steinhebel  
Notary Public

Commission Expires July 13, 1991

*Handwritten signature*

RECORDS  
COOK COUNTY

MAR-6-84 873619 • 26994275 • A Rec 10.00

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10<sup>00</sup> E

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
TO \_\_\_\_\_

MAIL  
TO

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

26994275

END OF RECORDED DOCUMENT