

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202

27455975 BFC Forms Service, Inc.

THIS INDENTURE, WITNESSETH, That Peter J. Morella and Carol Morella, his wife
(hereinafter called the Grantor), of 1715 North 24th Avenue Melrose Park, Illinois
(No. and Street) (City) (State)
for and in consideration of the sum of Twenty-Seven Thousand Six Hundred Twenty & 84/100 Dollars
in hand paid, CONVEY AND WARRANT to National Bank of Commerce
of 5500 St. Charles Road Berkeley Illinois
(No. and Street) (City) (State)
unto 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 Melrose Park County of Cook and State of Illinois, to-wit:

Lot 15 in Block 23 in Goss Judd & Sherman's West Division Street Home
Addition, being a Subdivision in the North West 1/4 of Section 3,
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 Peter J. Morella and Carol Morella, his wife
justly indebted upon installment promissory note bearing even date herewith, payable
in 23 monthly payments of \$555.94 each beginning March 16, 1985 with
a final balloon payment of \$22,291.77 due February 16, 1987.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, 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 the 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 in indebtedness, with
loss clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as their interests may appear, with
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 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 a
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. The same 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, of 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 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 de-
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 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 Trust Deed, 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 second owner is: Peter J. Morella and Carol Morella, 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 S and seal S of the Grantor S this 16th day of February, 1985

Peter J. Morella (SEAL)
Carol Morella (SEAL)
Peter J. Morella
Carol Morella

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

PROHIBITED BY COOK COUNTY CLERK

27455975

UNOFFICIAL COPY

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 Peter J. Morella and Carol Morella, his wife

personally known to me to be the same person^s whose name^s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument at 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 16th day of February, 19 85

(Impress Seal Here)

Mary Jo Steinhebel
Notary Public

Commission Expires July 15, 1986

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BOX No. _____

SECOND MORTGAGE Trust Deed

TO _____

MAIL TO 

11 **1985** **F**

National Bank of Commerce
6500 St. Charles Rd.
Berkeley, Illinois 60163

END OF RECORDED DOCUMENT