

GEORGE E. COLE  
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

THIS INDENTURE WITNESSETH, That Rosario Accurso and  
Matter Accurso, his wife  
(hereinafter called the Grantor), of Chicago, Illinois  
(City) (State)  
for an increase of the sum of six thousand six hundred  
and no/100ths and no cents Dollars  
in hand paid, AND WARRANT to John J. O'Connell,  
Trustee, All State Credit Corp.  
of Chicago, Illinois  
(City) (State)

27487025

as Trustee, and to his successor in trust hereinafter named, the following described real estate, with the improvement 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 and State of Illinois, to-wit:

Above Space For Recorder's Use Only

Lot 20 in Block 7 in High Avenue Addition being a Subdivision of the East quarter of the Northwest quarter of Section 32, Township 40, Range 13, East of the Third Principal Meridian, except the South 400 feet thereof according to Plat filed in the office of the Recorder of Deeds of Cook County, Illinois, in Document #20281, 2.

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 subordinated principal promissory note no. 7077 bearing even date herewith, payable to the order of All State Credit Corporation, promissory note #0777 dated March 10, 1980 duly signed by Rosario Accurso and Matter Accurso, Illinois, payable according to the terms and conditions of a certain promissory note bearing even date herewith, thirty (30) monthly payments of One hundred and eighty-three and no/100ths (\$183.00) per month due April 15th, 1980 and on the 15th of every month thereafter until paid in full.

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 assessment 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 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 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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, outlays 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 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 Rosario Accurso and Matter Accurso, 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 John J. O'Connell, Trustee, All State Credit Corp 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 \_\_\_\_\_ and seal \_\_\_\_\_ of the Grantor this 10th day of March, 1985

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

Rosario Accurso (SEAL)  
Matter Accurso (SEAL)

This instrument was prepared by Laurie La Scala O/O All State Credit Corp 5829 W. Irving Chgo, IL  
(NAME AND ADDRESS)

27487025  
Recorder's Office

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Robert DeFazio, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Reneo Acunzo and Mattie Acunzo, his wife

personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 10th day of March, 1955.

(Impress Seal Here)

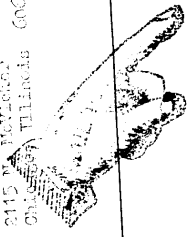
Robert DeFazio  
Notary Public

Commission Expires July 11, 1955

11 06 E

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
Reneo Acunzo and Mattie Acunzo, his wife  
3115 W. Irving Park Chicago, Illinois 60634  
TO  
John J. Chiare, Trustee  
c/o All State Credit Corp.  
5829 W. Irving Park Chicago, Illinois 60634

ADDRESS OF PROPERTY:  
3115 W. Irving Park Chicago, Illinois 60634



MAIL TO:  
ALLSTATE CREDIT CORP.  
5829 W. IRVING PARK RD.  
CHICAGO, ILL. 60634

GEORGE E. COLE  
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