

27348900

49-40790

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor NICK LA CAPPOLA and WIFE JOANNE J. LA CAPPOLA

of the CITY of CHICAGO, County of COOK, and State of ILL. for and in consideration of the sum of FIVE THOUSAND FIVE HUNDRED SIXTY THREE 49/100 Dollars in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA, Trustee

of the City of Chicago, County of Cook, and State of 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, gas and plumbing apparatus and fixtures, and every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City of CHICAGO, County of COOK, and State of Illinois, to-wit:

Lot 42 in Block 1 in Walter G. McIntosh, Norwood Heights Subdivisor of Lots 5 and 6 in County Clerks Division of the Northwest 1/4 and the West 1/2 of the Northeast 1/4, (except the North 1/4 25 chains of said West 1/2 of the Northeast 1/4), of Section 7, Township 40 North, Range 13, 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 NICK LA CAPPOLA and WIFE JOANNE J. LA CAPPOLA justly indebted upon ONE principal promissory note, bearing even date herewith, payable LAKEVIEW BANK, payable in 36 successive monthly instalments each of 154.34 due MONTHLY on the note commencing on the 14 day of DEC 1984, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A JUNIOR MORTGAGE

The Grantor covenants and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in as provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and to 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 grantor; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable; (7) to pay all taxes and assessments, and the interest thereon, when due, the grantor 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 seven 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 be the portion of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven 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 complainant in connection with the foreclosure hereof— including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing force, sureties, 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 in full 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 a decree hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor and for the heirs, executors, administrators and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party claiming under said grantor, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the said premises.

In the Event of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then Thomas F. Bussey 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 24 day of SEPTEMBER A. D. 19 84. [Signatures of Nick La Cappola and Joanne La Cappola]

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UNOFFICIAL COPY

State of Illinois
County of Cook

I, Marilyn Berhowsky
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that
NICK LACAPPOLA + WIFE
JOANNE LACAPPOLA
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 Notarial Seal, this 24
SEPTEMBER A. D. 1984

Marilyn Berhowsky
Notary Public 8/24/84

Property of Cook County Clerk's Office

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10.00

Box No. 146

SECOND MORTGAGE

Trusteed

TO
GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

1st CITY BUILDERS, INC
Clay Tapper

LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVE., CHICAGO, IL 60657
312/525-2180

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END OF RECORDED DOCUMENT