

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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

THIS INDENTURE WITNESSETH, That Ralph J. Contacessi
and Janice A. Contacessi, His Wife

(hereinafter called the Grantor), of
1612 Westchester Blvd., Westchester, Illinois
(No. and Street) (City) (State)

for and in consideration of the sum of TEN AND 00/100ths
Dollars

in hand paid, CONVEY AND WARRANT to
BANK OF BELLWOOD
of 219 S. Mannheim Rd., Bellwood, Illinois
(No. and Street) (City) (State)

as Trustee, and to his successors in 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 and State of Illinois, to-wit:

Above Space For Recorder's Use Only

LOTS 2 AND 3, TOGETHER WITH THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 2 AND 3, IN GEORGE F. NIXON AND COMPANY'S CENTRAL ADDITION TO WESTCHESTER, A SUBDIVISION OF THE NORTH 12 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1612 Westchester Blvd., Westchester, Illinois 60153
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.

WH-REAS, The Grantor is justly indebted upon THEIR principal promissory note bearing even date herewith, payable as follows: In the face amount of TWELVE THOUSAND FOUR HUNDRED TWENTY SEVEN AND 20/100 (\$12,427.20) dollars, which includes both principal and interest, which is repayable as follows: One hundred twenty consecutive monthly installment payments of ONE HUNDRED THREE AND 56/100 (\$103.56) dollars due the fifteenth day of each successive month until the note is paid in full. The Annual Percentage Rate (APR) of charge on the unpaid principal balance from time-to-time in effect prior to maturity of April 15, 1996, shall be eleven per cent (11.00%) per annum and after maturity or in the event of default, at the Annual Percentage Rate (APR) of sixteen per cent (16.00%) per annum.

THIS MORTGAGE IS NOT ASSUMABLE AND MUST BE PAID IN FULL IN THE EVENT OF ANY TRANSFER CONVEYANCE OR OTHER DISPOSITION OF THE PROPERTY DESCRIBED HEREIN.

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 second, to the Trustee herein; as their interests may appear, which policies shall be left and remain with the Trustee or 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, to Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 11.00 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 16.00 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if a portion 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 decrees, 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 rescinded 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.

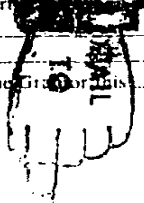
The name of a record owner is: Ralph J. Contacessi and Janice A. Contacessi, His Wife
IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then

BANK OF BELLWOOD 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. As soon as any one of the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party receiving his reasonable charges.

This trust deed is subject to

Witness the hand and seal of the Grantor this 7th day of April, 1986.

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



Ralph J. Contacessi (SEAL)
Ralph J. Contacessi

Janice M. Contacessi (SEAL)
Janice M. Contacessi

Bank of Bellwood

This instrument was prepared by W. Turner, 219 S. Mannheim Rd., Bellwood, Illinois 60104
(NAME AND ADDRESS)

N.O. 4-9-86

S1094694

P.I.# 15-21-301-061 (with) 94
15-21-301-060 (with)

86138122

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UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Elizabeth S. Pacheco a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ralph J. Contacessi and Janice A. Contacessi,
His Wife ----- 1612 Westchester Blvd. Westchester, Illinois 60153-----

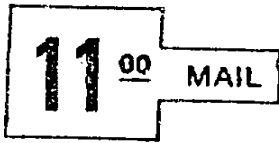
personally known to me to be the same person... whose name... are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that their signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7th day of April, 1986

(Impress Seal Here)

Elizabeth S. Pacheco
Elizabeth S. Pacheco
Notary Public

Commission Expires My Commission Expires Aug. 16, 1989



DEPT-01 RECORDING \$11.25
T#4444 TRAM 0211 04/14/86 14:08:00
#2690 # 2 * -86-138122

HOX No.

SECOND MORTGAGE
Trust Deed

TO

-86-138122

GEORGE E. COLE
LEGAL FORMS