

UNOFFICIAL COPY

9/5/86

THIS INDENTURE, WITNESSETH, That Louis J. Dini and Carol J. Dini, His Wife

(hereinafter called the Grantor), of 338 Wagner Road, Northfield, Illinois 60093

for and in consideration of the sum of Thirty Six Thousand Dollars and NO/100 Dollars in hand paid, CONVEY AND WARRANT to BANK OF NORTHFIELD of 400 Central Avenue, Northfield, Illinois 60093

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 Northfield County of Cook and State of Illinois, to-wit:

Lot 7 (except the North 25 feet thereof) and the North 35 feet of Lot 8 in Block 2 in George F. Nixon and Company's Home Budget Addition to Northfield Subdivision of Lot 20 and the West half of Lot 19 in County Clerk's Division of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PERM. R.E. INDEX No. 04-24-304-028  
ADDRESS: Same

86340289

Hereby releasing and waiving all right 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 Louis J. Dini and Carol J. Dini, His Wife justly indebted upon their principal promissory note bearing even date herewith, payable

to the Bank of Northfield in 59 monthly payments beginning on August 25, 1986 and a final payment of \$32,575.48 due on July 25, 1991. The principal balance is \$36,000.00 at a rate of 9.75% simple, and any renewals or extension thereof.

11.00

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 cash, 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) to pay 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 first to the first Trustee or Mortgagee, and second to the holder herein as their interests may appear, which policies shall be left and remain with the said Mortgagee 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 so to insure, or pay taxes or assessments, or the principal 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 all earned interest, shall, at the option of the legal holder thereof, upon 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 thereon, in 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, costs 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 other 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, shall 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 a complaint to foreclose under this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or 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: Louis J. Dini and Carol J. Dini, 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 Northfield 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 25th day of July 19 86

Louis J. Dini (SEAL)  
Carol J. Dini (SEAL)

This instrument was prepared by Teresa Salazar, Bank of Nfld, 400 Central Ave., Nfld., IL 60093

Box 333  
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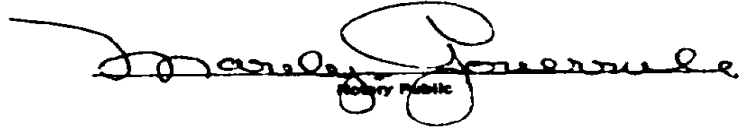
STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Marilyn Governile, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis J. Dini and Carol J. Dini, 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 as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of her instead.

Given under my hand and notarial seal this 25th day of July, 19 86.

(Impress Seal Here)

  
Notary Public

Commission Expires My Commission Expires Feb. 28, 1988

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

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