

04406

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

6 7 3 7 1 5 5 2

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

THIS INDENTURE WITNESSETH, That  
Joseph Stanfa & Rosa Stanfa, husband & wife

(hereinafter called the Grantor), of  
9133 Western Ave., Des Plaines IL 60016

for and in consideration of the sum of Twenty Thousand Dollars  
no/100\*\*\*\*\* Dollars

in hand paid, CONVEY AND WARRANT to  
The Palwaukee Bank  
of 606 Milwaukee Ave Prospect Hts., IL 60070

87071582

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

Above Space For Recorder's Use Only.

and State of Illinois, to-wit:  
The North  $\frac{1}{2}$  of Lot 8 in Block 6 in Ballard Acres being a Subdivision of the West  $\frac{1}{2}$  of the South West  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the North West  $\frac{1}{4}$  of the South West  $\frac{1}{4}$  of Section 14, Township, North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 09-14-300-028  
Commonly Known as: 9133 Western Ave. Des Plaines Illinois 60016

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 \_\_\_\_\_ principal promissory note bearing even date herewith, payable on Demand with interest monthly.

PROPERTY OF COOK COUNTY MORTGAGE

87071582

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 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 of 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, \_\_\_\_\_ 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 by suit at law, or by 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 documents, 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 the 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 proceedings 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 said premises.

The name of a record owner is: Joseph Stanfa & Rosa Stanfa

IN THE EVENT of the death or removal from said \_\_\_\_\_ County of the grantee, or of his resignation, refusal or failure to act, then \_\_\_\_\_ 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 26th day of June 1987

Joseph Stanfa (SEAL)

Rosa Stanfa (SEAL)

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

This instrument was prepared by George C. Mottier The Palwaukee Bank 606 Milwaukee Ave. Prospect Hts. IL 60070

Please return to the above name and address

Box 108

# UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF Cook } ss.

I, George C. Mottier, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Stanfa & Rosa Stanfa, husband & 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 a 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 26th day of June, 19 87.

(Impress Seal Here)

George C. Mottier  
Notary Public

Commission Expires 1-7-1990

87371582

DEPT-01 \$12.00  
T#0003 TRAM 2758 07/07/87 10:33:00  
#7795 # C \* -87-371582  
COOK COUNTY RECORDER

-87-371582

1200

BOX No.

SECOND MORTGAGE

Trust Deed

TO

GEORGE E. COLE  
LEGAL FORMS