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RETURN TO BOX 43

88-168865

THIS INDENTURE WITNESSETH, That Milovan Vidakovich and
Dusanka Vidakovich, his wife

(hereinafter called the Grantor), of 1850 Taft,
Berkeley, Illinois

for and in consideration of the sum of Seventy Nine Thousand and
00/100 Dollars

in hand paid, CONVEY AND WARRANT to
NORTHLAKE BANK
of 26 West North Avenue Northlake Illinois

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

***** Lot 54 (except the South 52 feet and except the West 126 feet thereof) and the South 24 feet of the East 137 feet of Lot 53 in Fippinger's Addition to Hillside, a Subdivision of the East 70 Rods of that part of the North 105 acres of the South West Fractional 1/4 (over) Hereby releasing and waiving all rights under and by virtue of the homestead exemption law, of the State of Illinois.

Permanent Real Estate Index Number(s): 15-07-311-097

Address(es) of premises: 1850 Taft, Berkeley, Illinois

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon their principal promissory note bearing even date herewith, payable

In fifty nine (59) equal monthly installments of \$1,025.68 commencing on November 7, 1988 and a final payment of the unpaid principal balance and accrued interest, if not sooner paid, shall be due and payable on October 7, 1993.

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 or 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 upon 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 lost 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 to so insure, or pay taxes or assessments, or the principal balance 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 13.50% 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 the maximum per cent per annum allowable by law, 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 attorneys 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 late 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 and charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is Milovan Vidakovich and Disanka Vidakovich

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 Chicago Title and Trust Company 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 a first mortgage to Lincoln Federal Dated 10/26/76 in the
amount of \$42,800.00 recorded as Document No. 23686975

Witness the hand S. and seal _____ of the Grantor this 7th day of October, 1988

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

Milovan Vidakovich (SEAL)

Dusanka Vidakovich (SEAL)

This instrument was prepared by Gaza E. Cooke, 26 West North Ave., Northlake, IL 60164
(NAME AND ADDRESS)

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Jean Seiden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Milovan Vidakovich and Dusanka Vidakovich, 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 seventh day of October, 19 88

(Impress Seal Here)

Jean K. Seiden
Notary Public

Commission Expires May 7, 1989

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Description continued:

of Section 7, Township 39 North, Range 12 East of the Third Principal Meridian lying South of the Aurora, Elgin and Chicago Railroad in Cook County, Illinois.*****

Permenant Tax Number: 15-07-311-097

\$12.00
T#4444 TRAN 2878 10/12/88 09:32:00
#1208 # D *-88-468865
COOK COUNTY RECORDER

BOX No.

SECOND MORTGAGE
Trust Deed

MILOVAN VIDAKOVICH and

DUSANKA VIDAKOVICH, his wife

TO

NORTHLAKE BANK

26 W. North Avenue

Northlake, Illinois 60164

#12-