

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

89593120

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THIS INDENTURE WITNESSETH that Dominic A. Garofalo and Nadine Garofalo, his wife

(hereinafter called the Grantor), of 1214 Brassie Ave., Flossmoor, Illinois

for and in consideration of the sum of One Hundred Five Thousand and No/100----- Dollars

in hand paid, CONVEY AND WARRANT to Beverly Bank-Matteson of Route 30 & Kostner Ave., Matteson, IL 60443

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, and premises, situated in the County of Cook and State of Illinois, to-wit:

Above Space For Recorder's Use Only

The South 1/2 of the East 1/2 of Lot 1 in Block 5 in the Resubdivision of the North 51 acres of that part of the North East 1/4 of Section 12, Township 35 North, Range 13 East of the Third Principal Meridian, lying East of the right of way of the Illinois Central Railway Company, in Cook County, Illinois. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 31-12-207-029
Address(es) of premises: 1214 Brassie Ave., Flossmoor, Illinois

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IN TRUST, nevertheless, for the purpose of securing the performance of the covenants and agreements herein WHEREAS The Grantor is justly indebted upon \$105,000.00 principal promissory note bearing even date herewith, payable principal and interest due at maturity, January 29, 1990

This Trust Deed covers all renewals, conversions, or extensions of the promissory note mentioned above.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter 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 build 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 first to the Trustee of Mortgage, and second to the Trustee herein as their interests may appear, which policies shall be left and remain with the said 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 and the interest thereon when due, the grantee or the holder of said indebtedness may procure such insurance, or pay such taxes or assessments, or the prior incumbrances and the interest thereon, and in such event shall have the right to base any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time, and all moneys so paid by the Grantor shall be repaid immediately without demand, and the same with interest thereon from the date of payment at the rate of 12.0% 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 of the Grantor, and the indebtedness, and the 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 12.0% per cent per annum shall be recoverable by foreclosure thereof, or by suit at law, or both, the same, a trial 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, photographic 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 any part of said indebtedness, as such may be partly 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 or sale shall have been entered or not, shall not be dismissed, nor released, 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 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 Dominic A. Garofalo and Nadine Garofalo, 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 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.

Witness the hand of S and seal S of the Grantor this 30th day of November, 1989

X [Signature] DOMINIC A. GAROFALO (SEAL)

Please print or type names below signature(s)

X [Signature] NADINE GAROFALO (SEAL)

and please mail to:

This instrument was prepared by Eva Delnegro, Beverly Bank-Matteson, Rt. 30 & Kostner Ave. Matteson, IL 60443 (NAME AND ADDRESS)

TR # 1089 m2

THIS MORTGAGE IS A SECOND MORTGAGE

89593120

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominic A. Garofalo and Nadine Garofalo

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 homestead.

Given under my hand and official seal this 30th day of November, 19 89.

(Impress Seal Here)



Vera J. Stall
Notary Public

Commission Expires

Property of Cook County Clerk's Office

02782065

BOX No

SECOND MORTGAGE

Trust Deed

TO

Made to
20X 201

GEORGE E. COLE
LEGAL FORMS