

TRUST DEED - Short Form
(Mortgage Receiver) (Illinois)

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THIS INDENTURE, made this 31st day of July 1992, between John V. Tedesco and Patricia Tedesco, his wife of the Village of Orland Park, County of Cook and State of Illinois, Mortgagee, and George F. Gee, as Trustee

DEPT-01 RECORDINGS 127.00
T87977 TRAN 1571 08/11/92 15:48:00
#7444 # 4-72-57504
COOK COUNTY RECORDER

of the Village of Orland Park, County of Cook and State of Illinois as Trustee,

92595884

Above Space For Recorder's Use Only.

WITNESSETH THAT WHEREAS, the said John V. Tedesco and Patricia Tedesco, his wife, collateral installment, justly indebted upon one note in the sum of eight thousand eight hundred eighty-three dollars and no/100

(\$8,883.00) Dollars, due in 59 successive monthly installments of \$148.05 each and a final installment, which shall be \$148.05, beginning on September 10, 1992 and thereafter on the same day of each subsequent month until paid in full, all due on or before August 10, 1997.

including interest at the rate of 9.42 per cent per annum, payable monthly after date (said interest is not further evidenced by interest coupons or notes.)

92595884

said note or all of said notes bearing even date herewith and being payable to the order of

ORLAND STATE BANK

at the office of Orland State Bank, 9612 W. 143rd St., Orland Park, IL 60462 or such other place as the legal holder thereof may in writing appoint, in lawful money of the United States, and bearing interest after maturity at the ~~highest lawful rate~~ highest lawful rate.

Each of said principal notes is identified by the certificate of the trustee appearing thereon.

NOW, THEREFORE, the Mortgagee, for the better securing of the said indebtedness as by the said note or notes evidenced, and the performance of the covenants and agreements herein contained on the Mortgagee's part to be performed, and also in consideration of the sum of ONE DOLLAR in hand paid, does CONVEY AND WARRANT unto the said trustee and the trustee's successors in trust, the following described real estate situate in the

County of Cook and State of Illinois, to wit: Lot 15 in block 15 in Fairway Estates Unit #10, being a subdivision of part of the South Half of the East half of the North East Quarter of Section 10, Township 36 North, Range 12, East of the Third Principal meridian, in Cook County, Illinois, according to the plat thereof recorded January 30, 1964, as document #19035399, in Cook County, Illinois PIN #27-10-212-015-0000

Permanent Real Estate Index Number(s): 27-10-212-015-0000

Address(es) of real estate: 8931 Fairway Drive, Orland Park, IL 60462

This Document Prepared By

L. ROBERT BRUER

230 N. LAUREN ST.

CHICAGO, IL 60601

This instrument was prepared by

27E

Box _____

Trust Deed

Insurance and Receiver

To _____

ADDRESS OF PROPERTY:

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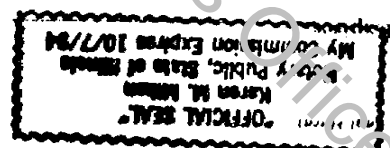
MAIL TO:

ORLAND STATE BANK
5612 West 143rd St.
Orland Park, Illinois
60462

GEORGE E. COLLETT
LEGAL POWERS

92595884

Property of Cook County Clerk's Office



Karen M. Melkin
Notary Public

Given under my hand and official seal this _____ 31st day of July 19 92

waver of the right of homestead.

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

I, Karen M. Melkin, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John V. Tedesco and Patricia Tedesco

STATE OF Illinois }
COUNTY OF Cook }
SS. }

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"Legal holder" referred to herein shall include the legal holder or holders, owner or owners of said note or notes, or indebtedness, or any part thereof, or of said certificate of sale and all the covenants and agreements of the Mortgagor herein shall extend to and be binding upon Mortgagor's heirs, executors, administrators or other legal representatives and assigns.

If any provision of this trust deed shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this trust deed.

If this trust deed is signed by more than one person, it shall be binding upon and fully effective as to all such persons jointly and severally, irrespective of the use of words importing the singular number.

Property of Cook County Clerk's Office

WITNESS the hand and seal of the Trustee

of the Mortgagor, the day and year first above written.

John V. Tedesco (SEAL)
John V. Tedesco

Patricia Tedesco (SEAL)
Patricia Tedesco

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

(SEAL)
(SEAL)

The note or notes mentioned in the within trust deed have been identified herewith under Identification No. T-A

George F. Cobb
George F. Cobb, TRUSTEE

92595883

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and made successor in trust herein, with like power and authority as is hereby vested in said trustee.

may be required by any person entitled thereto, then Ronald N. Johnson hereby appointed

said Cook County, or other inability to act of said trustee, when any action hereunder

made by the Mortgagee, a reconveyance of said premises shall be made by the said trustee, or the trustee's successors in trust to the Mortgagee upon receiving reasonable charge therefor, and in case of the death, resignation, or removal from

of the note or notes herein described is protected by such policies.

AND THE Mortgagee further agrees that in case of a foreclosure decree and sale of said premises hereunder, all policies of insurance provided for herein may be rewritten or otherwise changed so that the interest of the owner of the certificate of sale, under such foreclosure, shall be protected to the same extent and in like manner as the interest of the legal holder

upon and take possession of said premises and to let the same and receive and collect all rents, issues and profits thereof.

In case of the default of the payment of the indebtedness secured hereby or the breach of any of the covenants and agreements entered into on the Mortgagee's part, the Mortgagee hereby waives all right to the possession, income and rents of said premises, and it thereupon shall be lawful for the trustee or the trustee's successors in trust, to enter into and

representatives or assigns on reasonable request.

principal sum remaining unpaid. The overplus of the proceeds of sale shall then be paid to the Mortgagee or to his legal representative.

Second: All moneys advanced by the trustee or the trustee's successors in trust or the legal holder of said note or notes, or any of them for any other purpose authorized in this trust deed, with interest on such moneys at the rate of _____ per annum. Third: All the accrued interest remaining unpaid on the indebtedness hereby secured. Fourth: All of said

trust deed, there shall be paid. First: All the cost of such suit, including advertising, sale and conveyance, attorneys', stenographers' and trustees' fees, outlays for documentary evidence and costs of such a abstract and examination of title, have been paid and out of the proceeds of any sale of said premises that may be under such decree of foreclosure of this

be included in any decree entered in such proceedings for the foreclosure of this trust deed, and such proceedings shall not be dismissed or a release given until all such fees, expenses and disbursements and all the costs of such proceedings Mortgagee, and such fees, expenses and disbursements shall be so much additional indebtedness secured hereby and shall

insurance, showing the whole title to said premises, embracing a full foreclosure decree, shall be paid by the said Mortgagee, including a complete abstract of title, or commitment for title charges, costs of procuring a complete abstract of title, or commitment for title

expenses and disbursements paid or incurred in behalf of the Mortgagee, including reasonable attorneys' fees, outlays for foreclosure this trust deed shall expire, and in case proceedings shall be instituted for the foreclosure of this trust deed, all

during the pendency of such foreclosure suit and until the time to redeem the same from any sale made under any decree premises free and clear of all homestead rights or interests, with power to collect the rents, issues and profits thereof, which such complaint is filed, may at once and without notice appoint a receiver to take possession or charge of said

shall have the right immediately to foreclose this trust deed and upon the filing of a complaint for that purpose, the court in the event of a breach of any of the covenants or agreements, or in case of default in payment of any note or

note or notes or any of them, the said principal sum together with the accrued interest thereon shall at once become due and payable; such election being made at any time after the expiration of said thirty (30) days without notice, and shall continue for thirty (30) days after such installment becomes due and payable, then at the election of the holder of said

the trustee's successors in trust, or the legal holder of the note or notes, is hereby authorized to produce the same, and all the moneys which may be advanced by said trustee or the trustee's successors in trust, or by the legal holder of said note or

trustee as additional security hereunder and upon failure to so secure and deposit such insurance policies, said trustee or such insurance policies, with the usual mortgage clause attached or other sufficient endorsement, to be deposited with the

insurable value of such buildings for an amount not less than the amount of the indebtedness secured hereby and to cause legal holder of said note or notes, against loss or damage by fire and windstorm (with extended coverage) for the full

said premises insured in a company or companies to be approved by the trustee and the trustee's successors in trust, or the intended so to be shall be weakened, diminished or impaired: to keep all buildings which may at any time be situated upon

shall become due and payable and neither to do, nor suffer to be done, anything whereby the security hereby effected or mechanics or material men, or other claim, to attach to said premises, to pay all water taxes thereon as and when the same due and payable and to keep all buildings at any time situated on said premises in good repair and to suffer no loss of

in said note or notes provided: to pay all taxes and assessments levied on said premises as and when the same shall become And the Mortgagee does covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and

herein set forth.

Together with all the covenants, hereditaments and appurtenances thereto belonging and the rents, issues and profits thereof and all gas and electric fixtures, engines, boilers, furnaces, ranges, heating, air-conditioning and lifting apparatus and all fixtures now in or that hereafter be placed in any building now or hereafter standing on said land, and all the estate, right, title and interest of the Mortgagee or of, in and to said land, hereby expressly releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; TO HAVE AND TO HOLD the

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