

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

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93975816

THIS INSTRUMENT WITNESSETH that Grzegorz Adwent,  
unmarried  
(hereinafter called the Grantor), of 3128 N. Olcott  
Avenue, Chicago IL 60634  
for and in consideration of the sum of TEN THOUSAND DOLLARS AND  
00/100 Dollars  
in hand paid, CONVEY AND WARRANT to First Security  
Bank of Wood Dale  
of 372 Wood Dale Rd. Wood Dale IL 60191  
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, 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

DEPT-01 RECORDING 423.50  
708888 TRIM: 1103 12/01/93 12:40:00  
#3118 # \* 93 275816  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

The South 33 1/2 feet of the North 66 2/3 feet of Lot 42 in John W. Thompson and  
Company's second addition to Elmwood Park Gardens, being a subdivision of the West 1/2  
of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 40 North, Range 12,  
East of the Third Principal Meridian, in Cook County, Illinois.

Prepared By: Ron Telwes for First Security Bank of Wood Dale  
372 Wood Dale Rd. Wood Dale IL 60191

93975816

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(s): 12-25-201-036

Addressee(s) of premises: 3128 N. Olcott Avenue Chicago IL 60634

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

\*in 47 installments of \$246.75 each beginning on December 25, 1993, and continuing on  
the same day of each successive month thereafter until fully paid with a final install-  
ment of \$246.75 payable on November 25, 1997. All payments shall be first applied to  
accrued interest to date of actual payment with the remainder applied to the unpaid  
balance of principal. The amount of the final installment will be adjusted to reflect  
actual interest earned as a result of early or late payment of any installments.

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 repair 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 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 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 8.50 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, when notice, become immediately due and payable, and with interest thereon from time of such breach  
at 8.50 per cent per annum, plus be recoverable by foreclosure thereof, or by suit at law, or both, the same as if in 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, stenographer's charges, cost of procuring or completion 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 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 cost of suit, including attorney's fees, have been paid. The Grantor for the Grantor and 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 the said premises.

The name of a record owner is: Grzegorz Adwent, unmarried

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  
First Security Bank of Wood Dale 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 16th day of November 1993

Grzegorz Adwent (SEAL)  
Grzegorz Adwent

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

(SEAL)

This instrument was prepared by

(NAME AND ADDRESS)

# UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF DuPage } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Grzegorz Adwent, unmarried

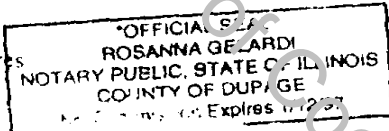
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 16th day of November, 1993

(Impress Seal Here)

*Rosanna Gelardi*  
Notary Public

Commission Expires



93979546

BOX No. \_\_\_\_\_

SECOND MORTGAGE

**Trust Deed**

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TO

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*Mad 75*

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GEORGE E. COLE  
LEGAL FORMS