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TRUST DEED SECOND MORTGAGE (ILLINOIS)

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DEPT-01 RECORDING 125.50
12222 TRAN 2869 01/17/96 15:26:00
56670 S PCP M-520-1144628
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That TODD M. ANTONORE and TAMMY D. ANTONORE, his wife (hereinafter called the Grantors), of 897 Stratford Buffalo Grove IL
(No. and Street) (City) (State)

for and in consideration of the sum of FOITY-FIVE THOUSAND (\$45,000.00) DOLLARS in hand paid, CONVEY, AND WARRANT, to NICHOLAS DI BRUZZI and ANGELA DI BRUZZI

of 2727 Somerset Westchester Illinois
(No. and Street) (City) (State)

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:

LOT 15 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NUMBER 20, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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THIS MORTGAGE IS A SECOND MORTGAGE

Herby 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): 13-29-311-041 VOL. 459

Address(es) of premises: 5201-11 W. Schubert, Chicago, 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 monthly with a final payment of principal and interest due on the 21st day of December, 2000.

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 therefore; (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 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 incumbrance, 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 at 12 per cent per annum shall be so much additional indebtedness secured hereby.

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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 12 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all 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 compelling 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 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 or charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner to TODD M. ANTENORE and TAMMY D. ANTENORE

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 First Mortgage to LaSalle Talman.
That in the event that legal title to the subject property shall be transferred (except for collateral purposes) all sums remaining owing of principal and interest hereon shall be immediately due and payable.

Witness the hands and seals of the Grantor this 21st day of December, 1995.

Please print or type name(s) below signatures

Todd M. Antenore (SEAL)
TODD M. ANTENORE

Tammy D. Antenore (SEAL)
TAMMY D. ANTENORE

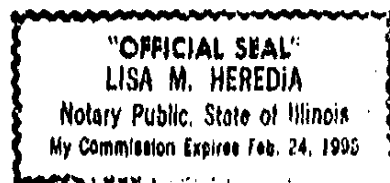
This instrument was prepared by Nicholas DiBrizzi and Angela DiBrizzi, 2737 Somerset, Westchester, Illinois
(NAME AND ADDRESS)

I, Lisa Heredia, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Todd M. Antenore AND Tammy D. Antenore personally known to me to be 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 severally acknowledged that as such they signed sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 21st day of December, 1995.

Lisa Heredia
NOTARY PUBLIC

Mail to:
Nick + Angela DiBrizzi
2637 Somerset
Westchester, IL 60154



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