

21 909 742

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 2202

GEO. E. COLE & CO. CHICAGO LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor^s
William R. Werdrick and Deanna Werdrick, his wife, and
William J. Werdrick and Elisabeth Werdrick, his wife,
of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Thirty Eight Thousand and no/100 (\$38,000.00) -- Dollars
in hand paid, CONVEY AND WARRANT to M. A. Brinker, as Trustee
of the Village of Skokie County of Cook and State of Illinois
and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements
herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing appar-
atus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the City of Chicago County of Cook and State of Illinois, to-wit:
Lots Forty-five (45) and Forty-six (46) in Oliver Salinger and Company's
Lincoln Avenue Subdivision, being a Subdivision of the part of the West
Half (1/2) of the West Half (1/2) of the East Half (1/2) of the North East Quarter
(1/4) of Section Twelve (12), Township Forty (40) North, Range Thirteen (13)
East of the Third Principal Meridian, lying West of Lincoln Avenue,
in Cook County, Illinois

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

In Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor^s William R. Werdrick and Deanna Werdrick, his wife, and
William J. Werdrick and Elisabeth Werdrick, his wife, are
jointly indebted upon their own personal note, bearing even date herewith, payable to
Bearer, for the principal sum of THIRTY EIGHT THOUSAND and no/100 (\$38,000.00)
DOLLARS, payable as follows: FIVE HUNDRED DOLLARS (\$500.00) or more, on the 10th
day of June, 1972; FIVE HUNDRED DOLLARS (\$500.00) or more, on the 10th day of each
and every month beginning on the Tenth day of July A.D. 1972 for 34 months succeeding,
and a final payment of the balance on the 10th day of May, A.D. 1980, which payments
include interest at the rate of seven (7) per cent per annum payable monthly on the
whole amount of said principal sum remaining from time to time unpaid, both principal
and interest payable in lawful money of the United States of America at Uptown
National Bank of Chicago, or such other place as the legal holder hereof may, from
time to time, in writing appoint.

THE GRANTOR^s covenant and agree as follows: (1) To pay said indebtedness and the interest thereon, as herein and in said note provided, or
according to any agreement extending time of payment; (2) to pay prior to the first day of June 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, or removal or restoration of 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 grantor^s, 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 of Mortgages and second, to the Trustee herein as their interests
may appear, which policies shall be left and remain with the said Mortgages 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 grantor or the holder
of said indebtedness may procure such insurance, pay such taxes or assessments, or discharge or purchase any 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^s agree to repay immediately without demand, and
the same with interest thereon from the date of payment at seven 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
seven per cent per annum, shall be payable by foreclosure thereof, or by suit at law, or both, the same as if of said indebtedness had then matured by
express terms.

IT IS AGREED by the grantor^s that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof
including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of proceeding, or conveying abstract showing the whole
title of said premises embraced by the foreclosure decree shall be paid by the grantor^s; and the like expenses and disbursements occasioned by any suit or pro-
ceeding wherein the grantor^s or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor^s. 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 a release thereof, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor^s, for said grantor^s, and for the heirs, executors, administrators
and assigns of said grantor^s, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that
upon the filing by any bill to foreclose this Trust Deed, the courts in which such bill is filed, may at once and without notice to the grantor^s, or to any party
claiming under said grantor^s, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the said
premises.

IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then
Chicago Title Insurance 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 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^s and seal^s of the grantor^s this Third day of May A. D. 1972.
William R. Werdrick (SEAL)
Deanna Werdrick (SEAL)
William J. Werdrick (SEAL)
Elisabeth Werdrick (SEAL)

PROPERTY

21 909 742

State of ILLINOIS
County of COOK ss.

I, CAROL K. GORDON

a Notary Public in and for said County, in the State aforesaid, Do Truly Certify that
William R. Werdrick and Deanna Werdrick, his wife, and
William J. Werdrick and Elisabeth Werdrick, his wife,

personally known to me to be the same person s are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he 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 Notarial Seal, this 17th
day of May May A. D. 19 72

Carol K. Gordon
Notary Public
LINCOLN SQUARE
5118 N. LINCOLN
CHICAGO, ILL. 60640

Property of Cook County Clerk's Office

1972 MAY 22 AM 9 27
RECORDED OF DEEDS
COOK COUNTY ILLINOIS
FILED FOR RECORD
MAY-22-72 443101 • 21909742 • A — Rec 5.10

500 MAIL

Box No. _____
SECOND MORTGAGE
Trust Deed

William R. Werdrick & Deanna Werdrick
his wife and
William J. Werdrick & Elisabeth Werdrick
his wife,
M. A. BRINKER, ss. Trustee



File to: M.A. Brinker
8822 Bronx
Stroads, Ill. 60076

21909742
RECORDING COMPANY