

This instrument covers the East 1/2 Grantor's
Carl Piller and Irene Piller

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Thirty Nine Hundred Forty Five & no/100 Dollars
in hand paid, CONVEY AND WARRANT to Frank H. Spatz
of the City of Chicago 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 apparatus
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:
Lot Four Hundred Sixty (460) in Galewood, being a Subdivision in
the Southeast Quarter (1/4) of Section 31, Township 40 North, Range
13, East of the Third Principal Meridian, in Cook County, Illinois

Hereby releasing and waiving all rights of _____ and by virtue of the homestead exemption laws of the State of Illinois
in Trust, nevertheless, for the use of _____ of the covenants and agreements herein.
I, the Grantor Carl Piller and Irene Piller
justly indebted upon their principal promissory note bearing even date herewith, payable
to the order of Ashland Building and Improvement Company in the sum
of \$5945.00 payable in 60 successive monthly installments of \$65.75
each, commencing September 1, 1970

THE GRANTOR _____ 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 rebuild or restore all loss or improvements on said premises
that may have been destroyed or damaged; (4) that wants to said premises shall not be committed or suffered; (5) to lease 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 on 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 holder 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 to so 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 liens reflecting said premises or pay
all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor, _____ agree to repay hereunto. 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 hereon.
IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal, interest, and second interest,
shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the date of such breach, at
seven per cent. per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by
express terms.
It is AGREED by the grantor _____ that all expenses and disbursements paid or incurred by or behalf of complainant in connection with the execution here-
of—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts and reports, the whole
of said premises embracing foreclosure decree—shall be paid by the grantor _____ and the like expenses and disbursements, occasioned by any suit or pro-
ceeding wherein the grantor 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 a release thereof given, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor _____ for said grantor _____ and for the heirs, executors, assigns, or assigns
and assigns of said grantor _____ waive _____ all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree _____ as to
upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor _____ or to any party
claiming under said grantor _____, 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
Julius H. Shapiro 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 and seal of the grantor _____ this 18th day of July A. D. 19 70
X Carl Piller (SEAL)
Irene Piller (SEAL)
Frank H. Spatz (SEAL)

(SEAL)

(SEAL)

21 218 877

UNOFFICIAL COPY

Libby A. Olson

RECORDS OF DEEDS
COUNTY OF COOK, ILLINOIS

1970 JUL 24 PM 12 33

State of Illinois
County of Cook

JUL-24-70 99844 • 21218877 • A -- Rec 5.10

I, *Morton Lichtenstein*

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Chris Filler and Irene Filler, his wife

personally known to me to be the said persons whose names 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 Notarial Seal, this 19th
day of July A. D. 19 70

Morton Lichtenstein



21218877

Property of Cook County Clerk's Office



Box No. _____

SECOND MORTGAGE

Trust Deed

Chris Filler and
Irene Filler
Frank M. Speth
Mail box
Lincoln Investment Corp.
5081 Lincoln Ave.,
Chicago, Illinois 60635

MAIL TO

GEORGE COLE & COMPANY

END OF RECORDED JOURNAL

UNOFFICIAL COPY

Shirley A. Olson

RECORDED BY OFFICE
COUNTY CLERK

1970 JUL 24 PM 12 33

JUL-24-70

99844

21218877

A -- Rec 510

State of Illinois
County of Cook

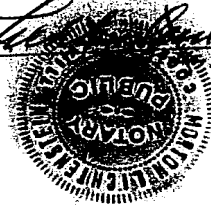
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Gives under my hand and Notarial Seal, this 18th
day of July A. D. 19 70

Morton Lichtenstein



91218877

PROPERTY OF COOK COUNTY CLERK'S OFFICE

500 MAIL

Box No. _____

SECOND MORTGAGE

Trust Deed

Chris Filler and
Irene Filler
Frank M. Spatz
Mail to
Lincoln Investment Corp.
2061 Lincoln Ave.
Chicago, Illinois 60628

MAIL TO

GEORGE COLEMAN

1970 JUL 24 PM 12 33