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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 March, 1968 21, 295 458

GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That the Grantors, Jessie Gaines and Emogene Gaines (his wife)
127 North Lockwood

of the City Chicago of Cook County of Illinois
for and in consideration of the sum of Three Thousand Nine Hundred One and Ninety-Nine Cents
Dollars in hand paid, CONVEYS AND WARRANTS to Madison Bank and Trust Company

of the City Chicago of Cook County of Illinois

as trustee, 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, 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 City Chicago of Illinois and State of Illinois, to-wit:

Lot 21 in Block 1 in F. A. Hill's Boulevard Addition
Sub. of W. 1/2 E. 1/2 S.E. 1/4 S.W. 1/4 of Section 9, Township 39 North, Range 13.

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 Grantors are jointly indebted upon 1 principal promissory note bearing even date herewith, payable in 83 monthly payments of 1 @ 5.81 & 83 \$46.46 per month for a total \$3901.99.

THE GRANTORS covenant and agree as follows: (1) to pay said indebtedness and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of one 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 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 hereon, 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 Mortgage, and, second, to the Trustee herein as incumbencies, 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 of the holder of said indebtedness may procure such insurance, or 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 moneys so paid, the grantors 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 recoverable by foreclosure thereof, or by suit at law, or by suit in equity, if said indebtedness had then matured by express terms.

IT IS AGREED by the grantors that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with foreclosure hereof— including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing a trust showing the whole title of said premises embracing foreclosure decree, shall be paid by the grantors, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee of any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantors. 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 hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantors for said grantors and for the heirs, executors, administrators and assigns of said grantors waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree 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 said grantors, or to any party claiming under said grantors, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

IN THE EVENT of the death or removal from said Illinois County of the grantee, or of his resignation, refusal or failure to act, then any like cause said first successor fail or refuse to act, the person who shall then be the acting Receiver of Deeds of said County is hereby appointed to be the first 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 and the party entitled on receiving his reasonable charges.

IF THIS TRUST DEED is signed by one person as grantor, it shall be binding upon him and his heirs, executors and administrators, regardless of name and verbs importing the plural number.

THIS TRUST DEED IS SUBJECT TO

Witness the hands and seals of the grantors this 13 day of October 19 70

Jessie Gaines (SEAL)
Emogene Gaines (SEAL)

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STATE OF Illinois }
COUNTY OF Cook } ss.

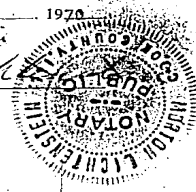
I, Morton Lecntenstein, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Jessie Gaines and Emogene Gaines (his wife)

personally known to me to be the same 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 13 day of October 1970

(Impress Seal Here)

Morton Lecntenstein
Notary Public



Commission Expires July 5, 1971

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Box 131
SECOND MORTGAGE

Trust Deed

Jessie Gaines and Emogene Gaines (his wife)

TO
Madison Bank and Trust Company

21295455
GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT