

This Indenture, WITNESSETH, That the Grantor is JEFF ANDERSON, JR. and BARBARA J. ANDERSON, his wife

of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of Twenty-seven Hundred Sixty-three & 74/100 Dollars in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee 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: The South 7 1/2' of Lot 9 and all of Lot 10 in Block 10 in South Shore Park, being a Subdivision of the West 1/2 of the South West 1/4 (except streets) of Section 30, Township 38 North, Range 15, East of the third Principal Meridian, in Cook County, Illinois.

Hereby releasing and waiving all rights... 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 JEFF ANDERSON, JR. and BARBARA J. ANDERSON, his wife justly indebted upon their one principal promissory note—bearing even date herewith, payable ACE BEST ENTERPRISES, for the sum of Twenty-seven Hundred Sixty-three & 74/100 Dollars (\$2763.74) payable in 47 successive monthly instalments each of \$57.58 except the final instalment which shall be equal to or less than the monthly instalments due on the note commencing on the 20 day of Dec 1973, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THE GRANTOR'S covenant and agree, as follows: (1) To pay said indebtedness and the interest thereon... and in said note provided, or according to any agreement extended time of payment (2) to pay over to the first day of June of 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, improvements and premises that may have been destroyed or damaged; (4) that while said premises shall not be committed or suffered (5) to lease... or at any time on said premises... to be let or to be sold by the grantor herein, who is hereby authorized to place such insurance in or on said premises... to the holder of the first mortgage indebtedness, with lost clause attached payable first, to the first Trustee or Mortgagee, and, second, to the grantor... as their interests may appear, which policies shall be let and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all taxes, assessments, and the interest thereon, as the time or times when the same shall become due and payable.

In the event of failure 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, or pay such taxes or assessments, or discharge or purchase any lien or title in connection with the use or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor... to repay immediately with the same with interest thereon from the date of payment at seven per cent. per annum, shall be no more additional indebtedness secured hereby. Except of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and as earned, 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 both, the same as if all of said indebtedness had then accrued thereon.

THE GRANTOR agrees that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure of said indebtedness, including reasonable solicitor's fees, outlays for documentary evidence, sheriff's charges, cost of printing or completing affidavits, clerical charges, the 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 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 proceedings, 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 grantor... for said grantor... and for the heirs, executors, administrators and assigns of said grantor... all right to the possession of, and income from, said premises pending such foreclosure proceedings and approval thereupon 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 or 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 grantor, or of his refusal or failure to act, the August G. Merkel 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 Receiver 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 grantor 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 23 day of October A. D. 1973

Jeff Anderson, Jr. (SEAL) Barbara J. Anderson (SEAL)

JOSEPH DEZONNA (SEAL)

(SEAL)

(SEAL)

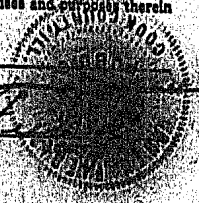
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State of Illinois
County of Cook

I, Ruth F. [Signature]
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JEFF ANDERSON, JR and BARBARA J. ANDERSON, his wife

personally known to me to be the same persons whose names JEFF ANDERSON, JR and BARBARA J. ANDERSON, his wife subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as theirs 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 22
day of October, 1975



Property of Cook County Office

RECORDED BY DEPT. OF RECORDS
COOK COUNTY ILLINOIS
1975 OCT 30 AM 10 53
OCT-30-75 706966 • 22578525 • A — Rec 5.00

5.00

22578525

SECOND MORTGAGE
Trust Deed

JEFF ANDERSON, JR. and
BARBARA J. ANDERSON, his wife
TO
JOSEPH DEZONNA, Trustee

NORTHWEST NATIONAL BANK
OF CHICAGO
CONSUMER CREDIT DEPT.
3973 N. MILWAUKEE AVE
CHICAGO, ILLINOIS 60641

55 238 252