

This Indenture, WITNESSETH, That the Grantor 22 963 521
MARY E. JOHNSON, divorced

of the Village of Bridgeview, County of Cook and State of Illinois
for and in consideration of the sum of Twenty hundred twenty five and 00/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONHA, Trustee
of the County 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
Township of Bridgeview, County of Cook and State of Illinois, to-wit:

The East 3 feet of the West half of Lot 36 and the East half of Lot 35 in
Frank DeLuzich's 79th Street Estates, a Subdivision of the East half (except
the railroad right of way and except the East 500 feet immediately West of and
adjoining said right of way) of the North West Quarter of Section 36, Township
36 North, Range 12 East of the Third Principal Meridian (except the railroad
right of way) of the 1/4 of Section 36, Township 36 North, Range 12

Herby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.
In Witness Whereof, the Grantor, MARY E. JOHNSON, divorced
justly indebted upon her one principal for her note bearing even date herewith, payable
WELLS FARGO BANK CORPORATION, for the sum of Twenty hundred twenty five and
00/100 Dollars (\$2025.00) payable in 50 monthly installments each
of \$43.77 except the final installment which shall be equal to or less than
the monthly installments due on the note commencing on the 25th day of February
1975, and on the same date of each month thereafter, until paid, with interest
after maturity at the highest lawful rate.

THE GRANTOR covenants and agrees 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 on said premises,
and on demand to exhibit receipts therefor; (3) That waste on said premises shall not be committed or suffered; (4) To keep all buildings or improvements on said premises
in good repair and insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the lender
of the first mortgage (including, with the clause attached hereto, to the first Trustee or Mortgagee, and second, to the Trustee herein as a condition of the loan);
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 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 with such 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.
If, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, as
set forth per said note, 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 in behalf of complainant in connection with the foreclosure here-
of, including reasonable attorney's fees, outlays for documentary evidence, attorney's charges, cost of procuring or completing 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 pro-
ceeding wherein the grantor or any holder of any part of said indebtedness, as such may be 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
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, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that
such 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 grantee, or of his refusal or failure to act, then
August G. Merkle of said County is hereby appointed to be the 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 13th day of January A. D. 19 75
Mary E. Johnson (SEAL)
(SEAL)
(SEAL)
(SEAL)

22 963 521

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UNOFFICIAL COPY

RECORDED OF CITY
COOK COUNTY ILLINOIS

1975 JAN 16 PM 12 05

JAN-16-75

931457 22963521 A Rec

5.00

State of Illinois
County of Cook

I, Bernard Brooks

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
MARY E. JOHNSON, divorced

personally known to me to be the same person whose name in subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as her 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 13th day of January 1975

Bernard Brooks
Notary Public
My Commission Expires
May 8, 1978



152 938 SS

22963521

Box No. 216

SECOND MORTGAGE

Trust Deed

MARY E. JOHNSON, divorced

TO
JOSEPH DEZONNA, Trustee.

THIS INSTRUMENT WAS PREPARED BY

L. La Matte

Northwest Trust Bank of Chicago
5985 North La Salle Avenue
Chicago, Illinois 60641

END OF RECORDED DOCUMENT