

# UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

NO. 202

22 307 039

REG. E. COLE & CO. CHICAGO  
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor  
Dragica JOVANOVIC

of the town of Summit County of Cook and State of Illinois  
for and in consideration of the sum of three thousand one hundred fifty Dollars  
in hand paid, CONVEY AND WARRANT to EUROPA ACCEPTANCE CORPORATION  
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 appar-  
atus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated  
in the town of Summit County of Cook and State of Illinois, to-wit:  
Lot 31 in Block 12 in Argo fourth Addition to Summit, being a  
Subdivision of the Southwest Quarter of the Southeast Quarter  
of Section 13 Township 38 North, Range 12 East of the Third  
Principal Meridian

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 Dragica JOVANOVIC  
justly indebted upon principal promissory note bearing even date herewith, payable  
one hundred forty Dollars on May 21st and 1973 and twenty one pay-  
ments of one hundred forty Dollars and one payment of seventy  
Dollars payable monthly hereafter

THE GRANTOR covenants and agrees 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 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 removal of improvements on said premises  
that may have been destroyed or damaged; (4) that waste to said premises shall not be committed; (5) to keep 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 in 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 Trustee herein as their interests  
may appear, which policies shall be left and remain with the said Mortgagees or Trustees 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 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 a 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 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 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 solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing and act showing the whole  
and disbursements shall be an additional lien upon said premises, 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 entered 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 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  
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 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 County of the grantee, or of his refusal or failure to act, the  
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 the  
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 21st day of April A. D. 1973

Dragica Jovanovic (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

22 307 039

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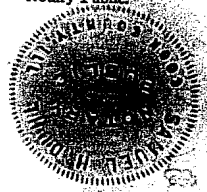
State of Illinois }  
County of Cook } ss.

I, Samuel H. Duhl  
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that  
Dragica Jovanovic

personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 21st  
day of April A. D. 19 73

Samuel H. Duhl  
Notary Public



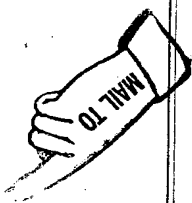
Property of Cook County Clerk's Office

RECORDED OF DEEDS  
COOK COUNTY ILLINOIS  
MAY 1 9 26 AM  
HAY-1-73 629543 • 22307039 • A — Rec 5.10

500 MAIL

Box No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**

Dragica Jovanovic  
7544 S. 61st Street Summit  
Ill.  
TO  
EUROPA ACCEPTANCE  
7234 W. Dempster  
Morton Grove Ill 60053



22307039  
GEORGE COMPANY

STAMP