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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor

Sretan K. RISTIVOJEVIC and Bosiljka RISTIVOJEVIC his wife

of the city of Chicago County of Cook and State of Illinois

for and in consideration of the sum of One Thousand Six Hundred Ninety Five----- 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 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 16 and the East half lot 17 in Block 3 in Charles J. Ford's Subdivision of Blocks 3,4,5,14 15 and Lots 1,2,3 in Block 16 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the South West Quarter (1/4) of the North East Quarter (1/4) of the South East Quarter (1/4) of the North West Quarter (1/4) and the East half (1/2) of the South East Quarter (1/4) thereof) in Cook County Illinois

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 Sretan RISTIVOJEVIC and Bosiljka RISTIVOJEVIC his wife

justly indebted upon principal promissory note—bearing even date herewith, payable one hundred forty two Dollars payable on July 9, 1973 and ten payments of one hundred forty two Dollars and one payment of one hundred thirty three Dollars payable onthly thereafter.

The GRANTOR 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 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, or loss or removal of, 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 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 kept 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 case 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 such prior incumbrances, and the cost of such insurance, taxes, assessments, or discharge or purchase of any such prior incumbrances, shall be immediately due and payable, and the name with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby. In case 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 the 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 hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of proceeding or completion of sheriff's sale, 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 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 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 sale, 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, as agreed, 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 said premises. In the event of the death, removal or absence from said County of the grantee, or of his refusal or failure to do so, the said County is hereby appointed to be first successor in this trust and, 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 9th day of June A. D. 19 73

Sretan K. Ristivojevic (SEAL)
Bosiljka Ristivojevic (SEAL)
(SEAL)
(SEAL)

22 363 850

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RECORDER OF DEEDS
COOK COUNTY ILLINOIS

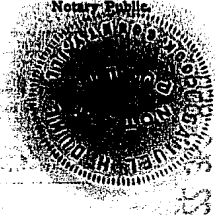
State of Illinois
County of Cook ss.

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I, Samuel H. Duhl
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Breten RISTIVOJEVIC and Rosiljka RISTIVOJEVIC his wife
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 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 9th
day of June A. D. 1973

Samuel H. Duhl
Notary Public



500 MAIL

Property of Cook County Clerk

22363850

Box No.
SECOND MORTGAGE
Trust Deed
Breten RISTIVOJEVIC and
Rosiljka RISTIVOJEVIC his
wife
TO
EUROPA ACCEPTANCE CORPORATION
7234 N. Dempster
MORTON GROVE ILL. 60053

GEORGE COLE COMPANY

SS 993 007