

23 120 036

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

This Indenture, WITNESSETH, That the Grantor is

CHARLES C. McGEE and VERA McGEE, his wife

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Seventy three hundred one and 28/100 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 a 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 12 and the North 1/2 East of Lot 13 in Block 5 in Baird and Rowland
Subdivision of the West 1/2 of the North East 1/4 of Section 31, Township 38
North, Range 14, East of the Third Principal Meridian.

Hereby releasing and waiving all rights under and by virtue of law, instead 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 is CHARLES C. McGEE and VERA McGEE, his wife
justly indebted upon their one principal promissory note bearing even date herewith, payable
BIRMINGHAM IMPROVEMENT COMPANY, for the sum of Seventy three hundred one and
28/100 Dollars (\$7301.28) payable in 83 successive monthly instalments each
of \$86.92 except the final instalment which shall be equal to or less than
the monthly instalments due on the note commencing on the 25th day of July,
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 as 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 detached lots or parcels thereon; (3) within sixty days after destruction of damage to rebuild or restore all buildings or improvements on said premises
that may have been destroyed or damaged; (4) that waste on 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, and, if no
insurance may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all taxes,
and the interest thereon, at the time or times when the same shall become due and payable.

In the event 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 tax lien or title affecting said premises, and
pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantee 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 or
accrued 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
in 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 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 proceeding
wherein the grantee 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 grantee, for said grantor, and for the heirs, executors, administrators
and assigns of said grantor, waives all right in the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 and 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. MERRILL 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 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, or receiving his reasonable charges.

Witness the hand and seal of the grantor this 15th day of June A. D. 1975

Handwritten signatures of Charles C. McGee and Vera McGee with four (4) circular notary seals.



23 120 036

State of Illinois }
County of Cook } ss.

I, _____
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
CHARLES C. MCGEE and VERA MCGEE, his wife

personally known to me to be the same person whose names etc. 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 16th
day of June A. D. 1975

[Signature]
Notary Public.

Property of Cook County Clerk's Office

JUN 19 1975 JUN 19 1975 23120036 A - Rec 5.00

5.00

Doc No. 216

SECOND MORTGAGE
Trust Deed

CHARLES C. MCGEE and
VERA MCGEE, his wife

TO

JOSEPH DEZANHA, Trustee

THIS INSTRUMENT WAS PREPARED BY

L. H. Mather
111 West Wacker Drive, National Park of Chicago
2985 North Wacker Drive, Avenue
Chicago, Illinois 60641

23120036

END OF RECORDED DOCUMENT