

# UNOFFICIAL COPY

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

Geo E Cole & Co Chicago  
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This Indenture, WITNESSETH, That the Grantor, Dragica JOVANOVIC

of the County of Summit County of Cook and State of Illinois

for and in consideration of the sum of Two Thousand Five Hundred Fifty Two 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 this 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 town of Summit County of Cook and State of Illinois, to-wit:

Lot 31 in Block 22 Argo fourth Addition to Summit, being a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 13 Township 18 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 sixty Dollars on August 12th 1975 and fifteen payments of one hundred sixty Dollars payable monthly thereafter

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 containing 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 satisfy the same; (3) within sixty days after destruction or 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 by 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 hereunto attached payable first, to the first Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, with policies shall be left and remain with the said Trustee or Mortgagee until the indebtedness is fully paid; (6) to pay all other incumbrances, and the interest thereon, at the time or times when the same shall become due and payable; (7) in the event of failure to insure, or pay taxes or assessments, or the trust for 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 other 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 a lien in addition to the indebtedness secured hereby; (8) 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, to run 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.

IN THE EVENT of the death, removal or absence from said County of the grantor, or of his refusal or failure to act, then 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 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 12th day of July A. D. 19 75  
Dragica Jovanovic (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

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State of Illinois  
County of Cook } ss.

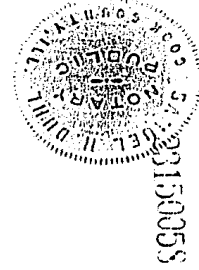
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I, Samuel H. Duhl  
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that  
Dragica JOVANOVIC

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.

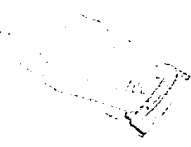
Given under my hand and Notarial Seal, this 12th  
day of July A. D. 1975

Samuel H. Duhl  
Notary Public.



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

Dragica JOVANOVIC  
TO  
EUROPA ACCEPTANCE CORPORATION  
7234 W. Dempster  
KORTON GROVE, ILL. 60053



prepared by Europa Acceptance Corporation

GEORGE COLE & COMPANY

END OF RECORDED DOCUMENT