

UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) March, 1968

NO. 202

24596794

THIS INDENTURE, WITNESSETH, That the Grantors, LoRoy I. Slowinski & Evelyn M. Slowinski (his wife)
4901 South Lamon
of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of Nine Thousand Eight Hundred Eighty Three Dollars and Twenty Cents
Dollars in hand paid, CONVEY AND WARRANT to Ford City Bank & Trust Company
7601 South Cicero
of the City of Chicago County of Cook and State of Illinois
as trustee, 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, air-condi-
tioning, 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 Thirty Six (36) (Except the South 20 Feet thereof) in Block Fifty
One (51) in Frederick H. Bartlett's Central Chicago being a Subdivision
in the South East Quarter (SE $\frac{1}{4}$) of Section Four (4) and in the North
East Quarter (NE $\frac{1}{4}$) and the South East Quarter (SE $\frac{1}{4}$) of Section Nine (9)
Township Thirty Eight (38) North, Range Thirteen (13) East of the Third
(3rd) Principal Meridian, 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 Grantors are justly indebted upon a principal promissory note bearing even date
herewith, payable

In 60 consecutive monthly payments of \$16.72 each, commencing
on September 20, 1978 and maturing on August 20, 1983.

THE GRANTORS covenant and agree as follows: (1) to pay said indebtedness and the interest thereon as herein and in all notes provided
in accordance with the terms of said promissory note, (2) to pay taxes on the first day of June in each year, all taxes due on the premises
and on demand to exhibit receipts therefor, (3) within sixty days after destruction or damage to rebuild or restore all buildings, 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 on or at
any time on said premises insured in compliance to be selected by the grantee herein, who is hereby authorized to place such insurance in compliance acceptable
to the holder of the first mortgage indebtedness, with loss clause attached payable not to the first Trustee or Mortgagee, and second, to the Trustee herein as
their agents 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 prior
indebtedness and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure to ensure or pay taxes or assessments or discharge or purchase any tax lien or the interest thereon when due, the grantee or the holder
of said indebtedness may provide such insurance or pay such taxes or assessments or discharge or purchase any tax lien or the interest thereon when due, the grantee or the holder
of said indebtedness shall be liable for the same and the interest thereon from time to time, and all moneys so paid, the grantors agree to repay immediately without delay, as
the same may appear, together with interest thereon at the rate of payment of seven per cent per annum, shall be in such 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 term.

IT IS AGREED by the grantors that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with foreclosure hereof,
including reasonable attorney's fees, costs for disbursements, reasonable charges and of procuring or completing abstract showing the whole title
of said premises involving foreclosure decree shall be paid by the grantors, and the like expenses and disbursements, occasioned by any suit or proceeding
wherein the grantors or any holder of any part of said indebtedness, as such may be a party, shall also be paid by the grantors. 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 proceeding,
which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed over a release hereof given, until all such expenses and
disbursements and the costs of suit, including solicitor's fees have been paid. The grantors for said grantors and for the heirs, executors, administrators
and assigns of said grantors waive all right to the possession of and income from said premises pending such foreclosure proceedings, and agree that
upon the filing of any complaint to foreclose this Trust Deed the court in which such complaint is filed may at once and without notice to the said grantors, or
to any party claiming under said grantors, 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 or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then
Ford City Bank & Trust Company 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 on reversing his reasonable charges.
IF THIS TRUST DEED is signed by one person as grantor, it shall be binding upon him and his heirs, executors and administrators, regardless of nouns
and verbs importing the plural number.

THIS TRUST DEED IS SUBJECT TO

Witness the hands and seals of the grantors this 14th day of August 1978

LoRoy I. Slowinski (SEAL)
Evelyn M. Slowinski (SEAL)

This instrument was prepared by Ed Smith, 2447401 E. Cicero, Chicago, Illinois 60652

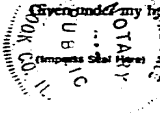
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STATE OF Illinois
COUNTY OF Cook
AUG-23-78 11 01 55 24596794 - REC 10.10

I, Diane Page, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LeRoy T. Slowinski and Evelyn M. Slowinski (his wife) personally known to me to be the same persons whose names are 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.

Witness my hand and notarial seal this 14th day of August, 1978.

Diane Page
Notary Public
Commission Expires _____

10.00 MAIL

SECOND MORTGAGE

Trust Deed

LeRoy T. Slowinski and Evelyn M. Slowinski (his wife)

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Ford City Bank & Trust Co.

6901 S. Lamon Ave.
Chicago, Illinois 60638



Attn: Debbie Sypniewski
Ford City Bank & Trust Co.
7601 S. Clero,
Chicago, Illinois 60652

24596794

END OF RECORDED DOCUMENT