

UNOFFICIAL COPY

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

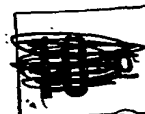
NO. 202

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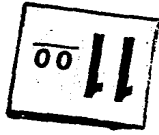
24 633 078

THIS INDENTURE, WITNESSETH, That the Grantors, Ford City Bank & Trust Co. a/t/u
FCB Trust #2370, dated July 20, 1978
of the City of Chicago, County of Cook and State of Illinois
for and in consideration of the sum of **Twenty-Five Thousand & 00/100
Dollars in hand paid, CONVEY AND WARRANT to Ford City Bank & Trust Co.
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:

Lots 18 and 19 in Block 43 in Frederick H. Bartlett's City
of Chicago Subdivision of Lots 2 and 3 in Assessor's Sub-
division of Section 34, Township 38 North, Range 13, East
of the Third Principal Meridian, (Except that part of the
East 129 Feet of the West 1/2 of the South West 1/4 of Section
34, as Lies in Said Lot 3 and Except Railroad) in Cook
County, Illinois.



mail TO!
THIS INSTRUMENT WAS PREPARED BY
EDWARD C. SWEIGARD
7601 S. Cicero
Chicago, IL
Box 533



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 the principal promissory note bearing even date
herewith, payable

In 120 installments of \$33.34 beginning September 1, 1978
and maturing on August 1, 1988.

THE GRANTORS 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 July 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 rebuild or restore all 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, 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 so 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 any 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 grantors agree, 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 grantors that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with foreclosure thereof—
including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts showing the whole title
of said premises embracing foreclosure decree—shall be paid by the grantors; 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 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 proceed-
ings, 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 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 said grantors, or
to any party claiming under said grantors, 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 or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then
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.
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.

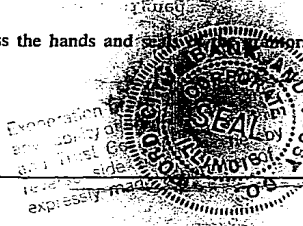
THIS TRUST DEED IS SUBJECT TO First Mortgage of Record

Witness the hands and seals of the Grantors this 4th day of August 19 78

Ford City Bank and Trust Co. as Trustee (SEAL)

under Trust #2370 (SEAL)

BY: Jane R. Ritchie
Assistant Vice President & Trust Officer



AUG 15 66 44 179 H
Re-records

1934-407-026

This document is being rerecorded in order to correct the amount of consideration

24 583 488

24 633 078

BOX 533

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Kathryn L. Podzius, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that June R. Ritchie, Assistant Vice President and Trust Officer

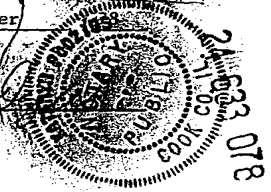
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12th day of September

(Impress Seal Here)

Kathryn L. Podzius
Kathryn L. Podzius
Notary Public

Commission Expires July 1, 1981



Property of Cook County Clerk's Office

UNOFFICIAL COPY

(SEAL)

RECEIVED IN BAD CONDITION

THIS INSTRUMENT is executed by the Ford City Bank and Trust Company, not prima facie but as trustee as evidenced in the avowed of Trustee and hereby conferred upon and vested in it as such Trustee and as Ford City Bank and Trust Co. hereby warrants that it possesses full power and authority to execute this instrument, and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on the said Ford City Bank and Trust Co.

STATE OF _____)
COUNTY OF _____) SS.

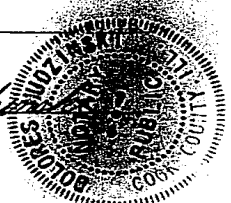
I, _____ the undersigned _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that June R. Ritchie, Assistant Vice President & Trust Officer

personally known to me to be the same person whose name has subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as she free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

_____ and notarial seal this 11th day of August



Dolores Hudspeth
Notary Public



Commission Expires 7-28-79

Blaney R. Johnson
RECORDER OF DEEDS
*24589488

COOK COUNTY, ILLINOIS
FILED FOR RECORD
SEP 19 1 29 PM '78

Edwin R. Wilson
RECORDER OF DEEDS
*24633078

SECOND MORTGAGE
COOK COUNTY, ILLINOIS
FILED FOR RECORD
Aug 15 9 00 AM '78
Trust Deed

TO _____

END OF RECORDED DOCUMENT