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

24760716

Geo E Cole & Co Chicago
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor Milos Bicanin & Drita Bicanin
his wife

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

for and in consideration of the sum of Two Thousand Five Hundred Twenty 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 appar-
atus 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 32 in Block 24 in Walkers Subdivision of Blocks 1 to 31
inclusive in W.B. Walker's addition to Chicago in the Southwest
1/4 of Section 14, Township 40 North Range 13 East of the Third
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 Grantor Milos Bicanin and Drita Bicanin his wife
justly indebted upon _____ principal promissory note bearing even date herewith, payable
one hundred five Dollars on December 25, 1978 and twenty three
payments of one hundred five Dollars payable monthly 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 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 grantor 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 left 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 THE EVENT of failure so to insure, or pay taxes or assessments, or the prior 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 on title of said premises or pay
all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor 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 by this deed.

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 grantor that all expenses and disbursements paid or incurred in connection with the foreclosure here-
of—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts, taking the whole
title of said premises embracing foreclosure decree—shall be paid by the grantor; and the like expenses and disbursements, occasioned by suit or pro-
ceeding 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 hereof given, until all such expenses
and disbursements, and the costs of suit, 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, and agree 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 the said
premises.

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 6th day of December A. D. 19 78

Milos Bicanin (SEAL)
Drita Bicanin (SEAL)

_____ (SEAL)

24760716

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1978 DEC 12 PM 1:07
COOK COUNTY CLERK'S OFFICE

INDEXED *Shirley Collins*

State of Illinois
County of Cook

ss. DEC-12-78 188601 24760716 A - REC 10.15
I, Samuel H. DUHL

a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that
Milos Bicanin and Drita Bicanin 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, 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 6th
day of December A. D. 19 78

Samuel H. Duhl



10⁰⁰ MAIL

Property of Cook County Clerk's Office

Box No. _____

SECOND MORTGAGE

Trust Deed

Milos and Drita BICANIN

TO

EUROPA ACCEPTANCE CO.

7234 W. Dempster
Morton Grove Il. 60053



prepared by
EUROPA ACCEPTANCE CO.

24760716

GEORGE COLE & COMPANY

END OF RECORDED DOCUMENTS