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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
JULY, 1973

GEORGE E. COLE*
LEGAL FORMS

24777853

THIS INDENTURE, WITNESSETH, That MICHAEL L. BLITSTEIN, divorced and not remarried
 (hereinafter called the Grantor), of 1520 W. Birchwood Chicago Illinois
 (No. and Street) (City) (State)

for and in consideration of the sum of Fifteen Thousand (\$15,000.00) Dollars
 in hand paid, CONVEYS AND WARRANTS to ARTHUR GOLDNER & ASSOCIATES, INC.
 of 914 Chicago Avenue Evanston Illinois
 (No. and Street) (City) (State)

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-conditioning, gas and plumbing apparatus and fixtures, and every thing 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:

See Exhibit A Attached Hereto And Made A Part Hereof.

This instrument was prepared by Arthur H. Evans, 180 N. LaSalle, Suite 1506, Chicago, Illinois 60601.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

WHEREAS, The Grantor Michael Blitstein is justly indebted to Arthur Goldner & Associates, Inc. in the principal

sum of FIFTEEN THOUSAND AND NO/100 DOLLARS, which indebtedness is evidenced by a note bearing even date herewith providing for quarterly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1981.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or 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, with a loss clause attached payable first, to the first Mortgage or Mortgagee, and secondly to the Second mortgagee, which policies shall be left and remain with the said Mortgagees or Mortgagee 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 pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all moneys 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 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 Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, orlays 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 proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this mortgage in the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the 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.

The name of a record owner is: MICHAEL BLITSTEIN

Witness the hand and seal of the Grantor, this 27th day of October, 19 78
Michael L. Blitstein (SEAL)
 MICHAEL L. BLITSTEIN (SEAL)

24777853

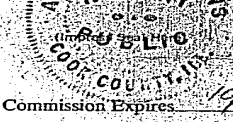
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STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL BLITSTEIN, Divorced and not remarried

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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of protest.

Witness my hand and official seal this 27th day of October, 1978

 Arthur H. Evans
Notary Public

24777883



DEC-26-78 194371 - 24777883 A - REC 11.15

RECORDED
1978 DEC 26 PM 4:14
COOK COUNTY CLERK'S OFFICE

BOX No. _____
SECOND MORTGAGE
Trust Deed
TO _____



ARTHUR H. EVANS
ATTORNEY AT LAW
180 N. LaSalle St. - Suite 1506
Chicago, Illinois 60601
(312) 782-1850

GEORGE E. COLE®
LEGAL FORMS

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THE WEST 16 2/3 FEET OF LOT 5 THE EAST 16.59 FEET OF THE SOUTH 129.73 FEET OF LOT 6 AND THE EAST 21.96 FEET OF THE NORTH 20.10 FEET OF THE SOUTH 149.83 FEET SAID LOT 6 ALL IN BLOCK 3 IN BIRCHWOOD BEACH IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXHIBIT A

FORM 2647
Property of Cook County Clerk's Office

24777893

END OF RECORDED DOCUMENT