

25940052

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

This Indenture, WITNESSETH, That the Grantor
Eddie L. Walker and wife Nathail E.

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of one Dollars

in hand paid, CONVEY AND WARRANT to Merchandise National Bank of Chicago
of the City of Chicago County of Cook and State of Illinois
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 City of Chicago County of Illinois and State of Illinois, to-wit:

Lot 15 (except the South 15 feet) and the South 18.75 feet of Lot 14
in Block 12 in Baird and Rowlands Subdivision in the West 1/2 of the North
Northeast 1/4 of Section 31, Twp. 38 North, Range 14, East of the Third
Principal Meridian, in Cook County, Illinois.

Hereby releasing and waiving all rights under and by virtue of the non-vested 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, Eddie L. Walker and Nathail E.

justly indebted upon a principal promissory note bearing even date herewith, payable
to the Merchandise National Bank of Chicago in the total amount of
\$4,228.20, with 36 equal installments of \$127.45 each, beginning
August 20, 1981.

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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 no part of 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 Trustee 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 if by interstate may appear, which policies shall be set and remain with the said Trustee, or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances and the interest thereon, at the time of times when the same shall become due and payable.

IN THE EVENT of failure 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 tax 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 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 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 hereof, 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 hereof, 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 complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, a surveyor'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 has 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 Cook County of the grantee, or of his refusal or failure to act, then Merchandise National Bank of Chicago 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 the 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.

Witness the hand and seal of the grantor this 3rd day of June A. D. 1981

This document prepared by

M. J. Agur

Merchandise National Bank
Merchandise Plaza
Chicago, Illinois 60684

X Eddie L. Walker (SEAL)

X Nathail E. Walker (SEAL)

(SEAL)

(SEAL)

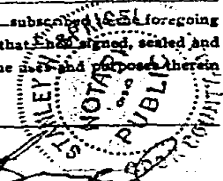
State of Illinois
County of Cook } ss.

I, Stanley H. Sprigel
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Eddie L. Walker and wife Nathail E.

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 under my hand and Notarial Seal this 3
day of June A.D. 1981

Stanley H. Sprigel
Notary Public



My Commission Expires February 15, 1982

Property of Cook County Clerk's Office

1981 JUL 17 AM 9 31

JUL-17-81 465546 25940000 10.00

10.00

BOX 422

SECOND MORTGAGE

Trust Deed

Eddie L. Walker and wife

Nathail E.

TO

Merchandise National Bank of Chicago

Chicago, Illinois 60604

25940000
BOX 422

END OF RECORDED DOCUMENT