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TRUST DEED
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202
September, 1975

25137569 GEORGE E. COLE
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Vojko Petrovich and Svetlana Petrovich
his wife as joint tenants

(hereinafter called the Grantor), of 5445 N. Virginia Chicago, Illinois (City) (State)

for and in consideration of the sum of two thousand five hundred sixty Dollars
in hand paid, CONVEY AND WARRANT to EUROPA ACCEPTANCE CORPORATION
7234 W. Dempster Morton Grove, Illinois (City) (State)

to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-
lowing parcels of real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing, and
all other things appurtenant thereto, together with all the right and interest therein, situate in the County of Cook and State of Illinois, to-wit:

lots 109 to 1046 inclusive, taken as one tract (except the
southerly 222 feet as measured along the Westerly line and
along the Easterly line of said tract) in William H. Britigans
Building Woods Golf Club Addition No.4, being a Subdivision
of the part of the North half of the North west quarter of
Section 12, Township 40 North, Range 13, East of the Third
Principal Meridian, lying East of the North Easterly right
of way line of Sanitary District of Chicago (except the North
33 feet taken by for Bryn Mawr Avenue) 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 Vojko Petrovich and Svetlana Petrovich his wife
justly indebted upon _____ principal promissory note bearing even date herewith, payable
one hundred and seven Dollars payable on october first 1979
and twenty three payments of one hundred and seven Dollars
payable monthly thereafter.

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 when due 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) to cause 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 or 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 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 agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight 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 or 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 eight 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 fore-
closure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring a com-
pleting 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 a
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 Trust Deed, the court in which such complaint is filed, may at once and with-
out 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: _____

IN THE EVENT of the death or removal from said _____ County of the grantee, or of his resignation,
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 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 eight day of September, 1979

Vojko Petrovich (SEAL)
Svetlana Petrovich (SEAL)

This instrument was prepared by EUROPA ACCEPTANCE CORPORATION
(NAME AND ADDRESS)
7234 W. Dempster Morton Grove IL 60053

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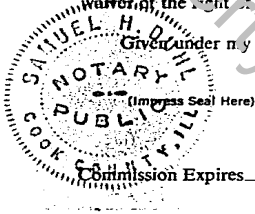
STATE OF Illinois }
COUNTY OF Cook } ss.

I, Samuel H. DUHL, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vojko Petrovich and Svetlana Petrovich

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and

waverr of the right of homestead.

Given under my hand and notarial seal this eight day of September, 19 79



Samuel H. Duhl
Notary Public

1979 SEP 10 AM 11 00

SEARCHED INDEXED SERIALIZED FILED

10⁰⁰ MAIL



BOX No. _____
SECOND MORTGAGE
Trust Deed

Vojko PETROVICH and

SVETLANA PETROVICH
TO
EUROPA ACCEPTANCE CO.
7234 W. Dempster
Morton Grove Il. 60053

25137509
GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT