

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 2202

25151170

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

This Indenture, WITNESSETH, That the Grantor Roosevelt Dixon & Alice P. Dixon
his wife

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

for and in consideration of the sum of FIFTEEN THOUSAND SIX HUNDRED TWENTY FOUR and 00/100— Dollars
in hand paid, CONVEY AND WARRANT to AMERICAN FINANCE CORPORATION
of the CITY of CHICAGO County of COOK and State of ILLINOIS
and 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 appa-
ratus 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 39 and Lot 40 in Block 177 in Harvey, being a subdivision of the Southeast
¼ and the east ¼ of the Southwest ¼ of Section 7, Township 36 North, Range 14
East of the Third Principal Meridian, and lying South of the Indian Boundary Line
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 Roosevelt Dixon and Alice Dixon, his wife
justly indebted upon their principal promissory note bearing even date herewith, payable
(84) EIGHTYFOUR PAYMENTS at (\$186.00) One Hundred Eighty Six Dollars and no/100

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness and the interest thereon, as herein and in said note 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 on said premises shall not be committed or suffered; (5) to keep all buildings now or hereafter on
said premises insured in companies to be selected by the grantee hereinafter 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 names
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 taxes, assessments,
and the interest thereon, at the time or 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 trustee, or both,
of said indebtedness, may procure such insurance, or pay such taxes, 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 the money so paid, the grantee agrees, to repay immediately without demand, and
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 foregoing 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 the holder 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 complainant in connection with the foreclosure here-
of—including reasonable solicitor's fees, out-of-pocket disbursements, stenographer's charges, cost of procuring or completing abstract showing the whole
title of said premises embracing foreclosure proceedings—shall be paid by the grantor; and the like expenses and disbursements, occasioned by any suit or pro-
ceeding wherein the grantee or any holder 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 proceedings, whether foreclosure proceedings 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, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees 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 COOK County of the grantee, or of his refusal or failure to act then
LESLIE JENESVARY 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 30 day of AUGUST A. D. 1972
Roosevelt Dixon (SEAL)
Alice P. Dixon (SEAL)

This Instrument Prepared By
BARRY J. SCHMARAK, Attorney at Law
3445 West 111th Street
Chicago, Illinois 60655
Alice P. Dixon (SEAL)
Alice Dixon (SEAL)

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COOK COUNTY RECORDS

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State of ILLINOIS }
County of COOK } ss.

I, Darryl P. Zacavish

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
ROOSEVELT DIXON & ALICE DIXON, his wife

personally known to me to be the same persons whose name are 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 homestead.

Given under my hand and Notarial Seal, this 30th day of August A. D. 1979

Darryl P. Zacavish



Property of Cook County Clerk's Office

100 MAIL

25151170

Box No.

SECOND MORTGAGE

Trust Deed

ROOSEVELT DIXON & ALICE DIXON
14725 south Winchester
Harvey, Illinois 60426

TO

AMERICAN FINANCE CORP
4740 West 95 Street
Suite 26
OAKLAWN, ILLINOIS 60453

Prepared By:
Sharon Demers
4740 West 95 Street
Suite 26
Oaklawn, Illinois 60453

GEORGE E. COLE & COMPANY

END OF RECORDED DOCUMENT