

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

FORM No. 2202  
September, 1975

26605848

GEORGE E. COLE'S  
LEGAL FORMS

THIS INDENTURE, WITNESSETH, That Robert L. Denz  
(hereinafter called the Grantor), of 5125 West Wellington Chicago Illinois  
(No. and Street) (City) (State)  
for and in consideration of the sum of Seven Thousand Fifty seven dollars and .08/100 Dollars  
in hand paid, CONVEYS AND WARRANT X to John J. Chairo, Trustee C/O All State Credit  
of 5829 W. Irving Park Road, Chicago, Illinois  
(No. and Street) (City) (State)  
and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-  
lowing described real estate, with the improvements thereon, including all heating, air-conditioning, 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 Cook and State of Illinois, to-wit:

Lot 1 in Block 16 in Falconer's 2nd Addition to Chicago a Subdivision of  
the South  $\frac{1}{2}$  of the North East  $\frac{1}{2}$  of Section 28, 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 Robert L. Denz  
justly indebted upon his principal promissory note bearing even date herewith, payable

to the order of All State Credit Corporation, promissory note #2566  
dated May 13, 1983 signed by Robert L. Denz payable according to the  
terms and tenor of a certain promissory note bearing even date here on  
Thirty Six (36) monthly payments at One Hundred ninety six dollars and .03/100  
(\$196.03) per month due June 13, 1983 and of the 12th of every month  
thereafter till paid in full.

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, 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 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 any 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 and costs for documentary evidence, stenographer's charges, cost of procuring or 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 de-  
gree 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: Robert L. Denz  
IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation,  
refusal or failure to act, then John J. Chairo, Trustee C/O All State Credit of said County is hereby appointed to be  
first successor in the 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 13th day of May, 19 83

Robert L. Denz (SEAL)  
(SEAL)

This instrument was prepared by Mabel Beese C/O All State Credit Corporation  
5829 W. Irving Park Road AND ADDRESS) Chicago, Illinois 60634

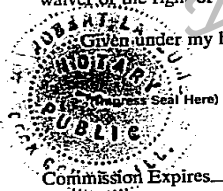
26605848

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Robert LaPlume, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert L. Denz

personally known to me to be the same person whose name is 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 13th day of May, 19 83.



Robert LaPlume  
Notary Public

COOK COUNTY ILLINOIS  
FILED FOR RECORD  
1983 MAY 16 AM 11:44-14-83 756934 - 26605843 - A -- Rec 10.00

BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
**Trust Deed**  
Robert L. Denz  
5125 W. Wellington  
Chicago, Illinois 60641  
TO  
John J. Chairo, Trustee  
C/O All State Credit Corporation  
5829 W. IRVING PARK ROAD  
Chicago, Illinois 60634

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MAIL TO:  
ALLSTATE CREDIT CORP.  
5829 W. IRVING PARK RD.  
CHICAGO, ILL. 60634

GEORGE E. COLE®  
LEGAL FORMS

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