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TRUST DEED SECOND MORTGAGE NO. 101NW 27269075 49-39740

This Indenture, WITNESSETH, That the Grantor Alvin Bryant and wife Martha Bryant as Joint Tenants

of the City of Chicago County of Cook and State of Illinois for and in consideration of the sum of Eight Thousand Eight Hundred Fifty Seven & 20/100 Dollars in hand paid, CONVEY, S AND WARRANT, S to GERALD E. SIKORA, Trustee of the City of Chicago County of Cook and State of Illinois and to 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 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 189 in Jeffrey Manor a Resubdivision of part of Block 1 and all of Blocks 1 & 10 and part of Block 11 in Hugh Maginnis' 95th Street Subdivision of the East 1/2 of the West 1/2 of the Northeast 1/4 of Fractional Section 12, Township 37 North, Range 14-L-19, EAST OF THE THIRD PRINCIPAL MERIDIAN in Cook County, Ill.

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 Alvin Bryant and wife Martha Bryant as joint tenants justly indebted upon one principal promissory note bearing even date herewith, payable LAKE VIEW TRUST AND SAVINGS

payable in 60 successive monthly instalments each of \$147.62 due MONTHLY on the note commencing on the 26 day of October 1984, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A JUNIOR MORTGAGE

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as hereinafter provided, as and on demand to exhibit receipts therefor; (2) to pay prior to the first day of June in each year, all taxes and assessments on said premises that may have been destroyed or damaged; (3) that waste to said premises shall not be committed or suffered; (4) 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, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (5) 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 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 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 past due 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 ACKNOWLEDGED 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, 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 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 proceedings, when the decree of sale shall have 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, waives 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 and 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 Thomas F. Bussey 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 receipt the reasonable charges.

Witness the hand and seal of the grantor this 11th day of September A. D. 1984. Alvin Bryant (SEAL) Martha Bryant (SEAL) Gerald E. Sikora (SEAL)

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State of Illinois)
County of Cook) ss.

I, Alex Eisenberg REC 10.00
SEP-25-84 9 39 61 AM
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Alvin Bryant and wife Martha as Joint Tenants

personally known to me to be the same person whose name a AT subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 11th
day of September A. D. 1984

Alex Eisenberg
Notary Public

25 SEP 84 2:03

10.00

Box No. 146

Trust Deed

TO
GERALD E. SIKORA Trustee

THIS INSTRUMENT WAS PREPARED BY:
Cook Construction Co.

LAKE VIEW TRUST AND SAVINGS BANK
3701 W. 127th ST., CHICAGO, IL 60657
312/825-2180

272690715

END OF RECORDED DOCUMENT