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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

27286778

49-40308

This Indenture, WITNESSETH, That the Grantor

Roosevelt Sanders and Christine Sanders, his wife AS JOINT TENANTS

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

for and in consideration of the sum of Ninety five hundred three and 76/100 Dollars in hand paid, CONVEY AND WARRANT 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 every thing 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 7 in Block 4 in Mills and Sons' Subdivision in the Southeast 1/4 of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian, according to Plat thereof Recorded June 22, 1922, in Book 172 of Plats, Page 11, as Document #7549588, 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 Sanders and Christine Sanders, his wife AS JOINT TENANTS

justly indebted upon one principal promissory note bearing even date herewith, payable to LA FAY BANK

payable in 84 successive monthly installments each of 113.14 due MONTHLY on the note commencing on the 24th day of NOV. 1984, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

THIS IS A SECOND MORTGAGE

The Grantor... covenant... and agree... as follows: (1) To pay said indebtedness, and the interest thereon, as herein 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 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 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 their interests 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 incumbrances, 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 grantor 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 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.

In case of Access by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof... reasonable solicitor fees, attorneys fees for documentary evidence, stampographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing former conveyances... shall be paid by the grantor... and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantor 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 listed as costs and included in any decree that may be rendered on such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be discontinued, 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 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 grantor, 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 first 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 grantor 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 24 day of SEPTEMBER A. D. 1984

Roosevelt Sanders (SEAL)
Christine Sanders (SEAL)

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State of Illinois }
County of Cook } 55.

I, Stuart R. Krusman
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Roosevelt Sanders and Christine Sanders, his wife AS JOINT TENANTS

personally known to me to be the same person S. whose name S. 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 their 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 24
day of SEPTEMBER A. D. 19 84. Stuart R. Krusman
Notary Public

901-984 965050 27286778 A - REC 10.00

9 OCT 84 121 50

10.00

27286778

Box No. 146

SECOND MORTGAGE

Trust Deed

TO

GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
1st METROPOLITAN BUILDERS INC.

LAKEVIEW TRUST & SAVINGS BANK

END OF RECORDED DOCUMENT