

TRUST DEED
SECOND MORTGAGE FORM (Illinois)

STOCK FORM 2202

27340355

THIS INDENTURE, WITNESSETH, That Odessie Smith
 (hereinafter called the Grantor), of the City of Chicago County of Cook
 and State of Illinois, for and in consideration of the sum of
Ten Thousand Four Hundred Twenty & 20/100 Dollars
 and paid, CONVEY AND WARRANT to First Metropolitan Bldrs., Inc.
 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 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 2 (Except the East 5 feet thereof) and Lot 25 (Except the West
 8 feet thereof) in Vellelga's Sheldon Heights Subdivision of Lot 61
 in School Trustees' Subdivision of Section 16, Township 37 North,
 Range 14 East of the Third Principal Meridian, in Cook County, Ill-
 inois.

Subject to General real estate taxes for 1970, 1971 and subsequent;
 covenants, conditions and restrictions of record.
 Grantee's Address: 1307 South Western Avenue, Blue Island, 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 Odessie Smith
 justly indebted upon a principal promissory note bearing even date herewith, payable

in 84 monthly installments of \$124.05 until 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 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 or improvements on 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 Trustees, 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 to insure, or pay taxes or assessments, or the prior incumbrances and 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 although so paid, the Grantor agrees to repay immediately without
 demand, and the same with interest thereon from the date of payment at seven percent 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.

IT IS AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure
 hereof—including reasonable attorney's fees, outlays for documentary evidence, 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 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, if 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 a complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without 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.

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 Odessie Smith 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 10th day of September 19 84

Odessie Smith (SEAL)
Kathly Buffin (SEAL)

PREPARED BY:
 NAME LINDA BOGDAN
 ADDRESS 4258 N. CICERO

27340355

UNOFFICIAL COPY

STATE OF Illinois 1651 954974 27340355 A - REC 10.20
COUNTY OF Cook ss.

I, Stuart R. Kreisman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Odessie Smith

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 she signed, sealed and delivered the said instrument as a her 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 10th day of September, 1984

(Impress Seal Here)

Stuart R. Kreisman
Notary Public

Commission Expires 11/1/87

Mail to:

1st Metropolitan Builders, Inc.
4258 N. Cicero, Chgo., Ill. 60641



BOX No.	TO
SECOND MORTGAGE	
Trust Deed	

10⁰⁰ MAIL

27340355

END OF RECORDED DOCUMENT

Property of Cook County Clerk's Office

COOK COUNTY CLERK
FILED FOR RECORD
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