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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

27369643

49-41206

This Indenture, WITNESSETH, That the Grantor HEOLA JONES, AKA JONES

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

for and in consideration of the sum of T.HREE THOUSAND FIVE HUNDRED NINETY THREE ⁷⁴/₁₀₀ Dollars

has 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 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 28 AND THE SOUTH 1 FOOT OF LOT 29 OF THE RESUBDIVISION OF LOTS 9 TO 15, 17 TO 20 AND A PRIVATE ALLEY SOUTH AND ADJOINING SAID LOT 9 IN THE FELSANTHAL'S SUBDIVISION OF SOUTH 3 ACRES NO. NORTH 10N AB 6800 OF THE EAST 1/2 ACRES OF THE NORTH 30 ACRES OF LOT 18 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 150 FEET OF THE WEST 323.24/100 OF SAID 3 ACRES, 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 HEOLA JONES, AKA JONES

justly indebted upon one principal promissory note, bearing even date herewith, payable LAKE VIEW TRUST SAVINGS BANK

payable in 48 successive monthly instalments each of 76.81 due MONTHLY on the note commencing on the 28 day of DECEMBER 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... covenants... and agrees... as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said 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 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 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; (7) 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, or by suit at law, or both, the assets of 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 hereof—including reasonable solicitor fees, court fees 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 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 decree of sale shall have been entered or not, shall not be dismissed, nor a release thereof 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... waive... 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 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 receiving his reasonable charges.

Witness the hand... and seal... of the grantor... this 28 day of October A. D. 19 84
Heola Jones (SEAL)

(SEAL)
(SEAL)
(SEAL)

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State of Illinois }
County of Cook } 515.

I, Kim Anthony Pisco
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
LEOLA JONES, A. WIDOW

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 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 08
day of OCTOBER A. D. 19 84.

Kim Anthony Pisco
Notary Public.

My Commission Expires May 24, 1985

12 DEC 84 1:00

11 00

DEC-12-84 9 9 7 1 3 0 27369643 REC 11.00

Box No. 146
SECOND MORTGAGE
Trust Deed

TO
GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
FIRST CITY BUILDERS

LAKE VIEW TRUST AND SAVINGS BANK
3701 N. ASHLAND AVE., CHICAGO, IL 60657
312/625-2180

27369643

END OF RECORDED DOCUMENT