

This Indenture, WITNESSETH, That the Grantor
Gwendolyn Lyles, a widow and not since remarried

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

for and in consideration of the sum of Six Thousand Six Hundred Seven & 20/100 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 fol-
lowing 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:
10832 South Prairie

The North 2 feet of Lot 15 all of Lot 14 and the South 10 1/2 feet
of Lot 13, in Block 2 in Manual Training School Addition
to Fullmar, a subdivision in the North East 1/4 of the South
West 1/4 of Section 15, Township 37 North, Range 14, East of
the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 10832 South Prairie Chicago, Illinois
Permanent Tax No. 25-15-312-023-0000

He is 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.

Witness the Grantor Gwendolyn Lyles, a widow and not since remarried

justly indebted upon ONE principal promissory note, bearing even date herewith, payable
to: First Metropolitan Builders, Inc. Assigned to: Lake View Trust and Savings Bank

payable in successive monthly instalments each of 110.12 due monthly
on the note commencing on the 7 day of September 85, 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 January in each year, all taxes and assessments against said premises, and to do so and to exhibit receipts therefor;
(3) Within sixty days after destruction or damage to or loss of or removal of all buildings or improvements on said premises that may have been destroyed or damaged, (4) The rents to said
premises shall not be permitted 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 au-
thorized 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 respective only agents, 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 grantor's interest 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 by 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 accrued 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 thereon, 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 or against, and in connection with the foreclosure hereof including reasonable
attorney fees, costs for documentary evidence, notary public's charges, cost of procuring or completing abstracts showing the whole title of said premises and tracing foreclosures decrees
shall be paid by the grantor, and the like expenses and disbursements, occasioned by any suit or process brought against the grantee or any holder of any part of said indebtedness,
as aforesaid, may be paid by the grantor. All such expenses and disbursements shall be paid 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, whether decrees of sale shall have been entered or not, shall not be dismissed, nor a review
be given, until all such expenses and disbursements, and the costs of suit, including notary's fees have been paid. The grantor, as 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 said grantor, or to any party claiming under said grantor,
appoint a receiver to take possession of charge of said premises with power to collect the rents, issues and profits of the same.

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 and 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 grantor or his successors 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 July, A. D. 1985

Gwendolyn B. Lyles (SEAL)

(SEAL)

(SEAL)

85142723

UNOFFICIAL COPY

85-142723

State of Illinois
County of Cook } ss.

I, Stuart R. Krausman
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Gwendolyn Lyles, a widow and not since remarried

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.

Witness my hand and Notarial Seal, this 24
day of July, A. D. 1985

Stuart R. Krausman
Notary Public

Property of Cook County Clerk's Office

11:00 AUG 12 1985 51203 + 85142723 u A - Rec

12 AUG 55 2:26

Mail To → Bor No. 146

SECOND MORTGAGE

Trust Deed

Gwendolyn Lyles
10832 South Prairie
Chicago, Illinois

TO

GERALD E. STKORA, Trustee
Lake View Trust & Savings Bank of Chicago
3201 North Ashland Avenue
Chicago, Illinois 60657

THIS INSTRUMENT WAS PREPARED BY:

Bill Rosencrans
First Metropolitan Builders
4258 North Cicero
Chicago, Illinois 60641

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