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THIS INSTRUMENT WAS PREPARED BY DEBORAH A. HOLSMAN, 4000 W. NORTH AVENUE, CHICAGO

3 6 1 1 2 3 3-37009

86151845

This Indenture, WITNESSETH, That the Grantor Ivory Johnson and Mary Johnson, his Wife

Property Address: 3937 W. Grenshaw

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

For and in consideration of the sum of Six thousand eight hundred twenty-four & 40/100 Dollars in hand paid, CONVEY AND WARRANT to R.D. McGLYNN, Trustee

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

and to his successor 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

City of Chicago County of Cook and State of Illinois, to wit

Lot 10 in R. S. Williamson's Subdivision of Lot 2 in Block 8 in Circuit Court Partition of the West 1/2 of South West 1/4 of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P.R.E.I. #16-14-326-009 RP

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Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Nevertheless, for the purpose of securing performance of the covenants and agreements herein

The Grantor Ivory Johnson and Mary Johnson, his Wife

agrees to pay one principal promissory note, bearing even date herewith, payable

payable in 60 successive monthly installments each of $113.74 due on the note commencing on the 2nd day of JUNE 19 86, and on the same date of each month thereafter, until paid, with interest after maturity at the highest lawful rate.

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Grantor covenants 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 before the last 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 grantee herein, who shall be entitled to receive proceeds of any insurance policies, but at the option of the holder of the first mortgage indebtedness, such proceeds may be applied by it first, to the first Trustee or Mortgagee and second, to any other interest may appear, which policies shall be left and remain with the said Mortgagees or Trustees until the indebtedness is fully paid; (6) to pay before any penalty attaches all general taxes, and to pay special taxes, special assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holders of said indebtedness may, at their option, make payment of any 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 moneys so paid, the grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at the rate of seven per cent per annum shall be so much additional indebtedness secured hereby.

Immediately after the 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, 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 hereof, or by action at law or both, the same as if all of said indebtedness had then matured by express terms.

In the event of a breach of any of the aforesaid covenants or agreements, all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof — including reasonable attorney's fees, outlays for documentary and expert 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. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and be 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 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 and administrators of said grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this First 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 or absence from said Cook County of the grantee, or of his refusal or failure to act, then J. Behrendt 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 17th day of APRIL A.D. 1986

X (SEAL)

X (SEAL)

(SEAL)

(SEAL)

Box 22

Property of Cook County Clerk's Office

State of Illinois
County of Cook } ss.

I, the undersigned
a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Ivory Johnson and
Mary Johnson, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 17th day of APRIL A.D. 19 86

Commission Expires

Notary Public

Box No. 22

SECOND MORTGAGE
Trust Deed

TO
R.D. McGLYNN, Trustee

THIS INSTRUMENT WAS PREPARED BY:

Pioneer Bank and Trust Company
4006 W. North Ave.
Chicago, Illinois 60639

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