

This Indenture, WITNESSETH, That the Grantor
 Und. 1/2 Int. James White & wife Gloria (J)
 Und. 1/2 Int. Elnorsie Williams
 of the City of Chicago County of Cook and State of Illinois
 for and in consideration of the sum of Eight Thousand Six Hundred Thirteen & 00/100---Dollars
 in hand paid, CONVEY AND WARRANT to Builders Discount 4801.W. Cullom
 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:
 1023 N. Leamington
 Lot 13 in the Subdivision of Lots 49 to 72 inclusive in Cummings &
 Fargo's N. 52nd Avenue Addition, being a /Subdivision of the W. 3/8
 & 8 feet E. of & adjoining the said W. 3/8 of the S. 1/2 of the NW
 1/4 of the SE 1/4 of Section 4, Township 39 N., Range 13, East of
 the Third Principal Meridian, in Cook County, Illinois.

PIN 16-04-408-013 RP

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
 Und. 1/2 Int. James White & wife Gloria (J)
 WHEREAS, The Grantor Und. 1/2 Int. Elnorsie Williams

justly indebted upon one principal promisory note bearing even date herewith, payable
 payable in 60 successive monthly installments each of 143.55 due
 on the note commencing on the 21st day of July 1988 and on the same date of
 each month thereafter, until paid, with interest after maturity at the highest
 lawful rate.

THE GRANTOR covenant and agree 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 on 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 acceptable to the holder of the first mortgage indebtedness, with loss clause, fire and theft, 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 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 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 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 WITNESS whereof the grantor, that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, including foreclosure decree, shall be paid by the grantor, and the like expense 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 expense 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 rehearse hereof given, until all such expense 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 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 22 day of May A. D. 19 86
 X Gloria White (SEAL)
 X James White (SEAL)
 X Elnorsie Williams (SEAL)

86212344

UNOFFICIAL COPY

Box No.

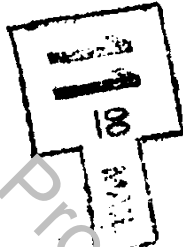
SECOND MORTGAGE

Trust deed

TO

THIS INSTRUMENT WAS PREPARED BY:

8621234A



157. ...
4258 ...
CHILMAN, ILL GOV

DEPT-01 RECORDING * \$11.25
#1545 # 4 * 06-212344
1#2333 TRMN 7190 05/28/86 19:51:00

86212344

My Commission Expires Nov. 2, 1987

[Signature]
Notary Public

day of ... A. D. 19...

I, Andra R. Klusendorf, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
And. 1/2 Int James White & wife Gloria (J)
and 1/2 Int. Elnorsta Williams
personally known to me to be the same person B. whose name B. are
subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that the V. signed, sealed and delivered the said instrument
as their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.
Given under my hand and Notarial Seal, this ... A. D. 19...

State of Illinois }
County of Cook }