

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

86385500

THIS INDENTURE WITNESSETH, That **Willie Johnson
and Mary Johnson, his wife**

(hereinafter called the Grantor), of

605 E. 87th Place Chicago Illinois 60619
(No. and Street) (City) (State)

for and in consideration of the sum of **Thirty Eight Thousand
One Hundred Eighty Four and 7/100** Dollars

in hand paid, CONVEY AND WARRANT to
Lorraine M. Kloess
of **3521 Archer Avenue Chicago Illinois**
(No. and Street) (City) (State)

Above Space For Recorder's Use Only

as Trustee, and to his successors in trust hereinafter named, the following 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 County of **Cook**

and State of Illinois, to-wit:

**Lot 2 in Block 13 in L. E. Crandall's Addition to Dauphin Park a subdivision of
Blocks 11 to 14 in Dauphin Park Addition East half of North East quarter of Sec-
tion 3, Township 37 North, Range 14 East of the Third Principal Meridian, in
Cook County, Illinois****

Property Address: **605 E. 87th Place, Chicago, Illinois 60619**
P. P. I. #25-03-206-002-0000

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 is justly indebted upon **one** principal promissory note bearing even date herewith, payable
in **120** successive monthly installments beginning **October 5, 1986** and on the same
date of each month thereafter, to be in the amount of **\$318.20** each and said last
installment to be the entire unpaid balance of said sum.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, therein and in said note or notes provided,
or according to any agreement extending time of payment; (2) to pay when due at 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 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.

IN THE EVENT of failure so 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 of **

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 **

IF 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 copying 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 expense 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 any 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.

The name of a record owner is **Willie Johnson and Mary Johnson, his wife**

IN THE EVENT of the death, removal from said **Cook** County of the grantee, or of his resignation, refusal or failure to act, then
Wilbur Wolske 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 of 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.

This trust deed is subject to ** as provided in the note secured hereby.

Witness the hand and seal of the Grantor this **26th** day of **August**, 19 **86**

Willie Johnson (SEAL)
Willie Johnson

Mary Johnson (SEAL)
Mary Johnson

Please print or type name(s)
below signature(s)

This instrument was prepared by **Carol Mitchell, 3521 S. Archer Ave., Chicago, Illinois 60609**
(NAME AND ADDRESS)

UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook

ss.

I, Henry H. Wolke, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Willie Johnson and Mary Johnson, his wife

personally known to me to be the same person^s whose name^s 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 official seal this 26th day of August, 1986.



Henry H. Wolke
Notary Public

DEPT-01 RECORDING \$11.00
TW3333 TRAN 7611 08/29/86 15:02:00
#2818 # A * -86-385500
COOK COUNTY RECORDER

BOX No. **86385500**

SECOND MORTGAGE
Trust Deed

Johnson
TO
Kloess

11.00

86385500

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office