

THIS INDENTURE, WITNESSETH, That Al Logan and Evelyn Logan, his wife  
9318 S. Eggleston, Chicago, Illinois 60620  
 (hereinafter called the Grantor), of the City of Chicago County of Cook  
 and State of Illinois (for and in consideration of the sum of TWO THOUSAND SEVEN HUNDRED FORTY-  
EIGHT DOLLARS AND 96/100 (\$2,748.96) Dollars  
 in hand paid, CONVEY AND WARRANT to North Avenue Lumber & Construction Co., Inc.  
 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, 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 City  
 of Chicago County of Cook and State of Illinois, to-wit:

Legal Description: Lot 8 in Block 5 in Flag and McBride's Subdivision of the East 1/2 of the West 60 acres of the the East 1/2 of the Southwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

- SUBJECT TO: (a) Taxes, special assessments and special taxes levied after the year 1965.  
 (b) All installments of special assessments heretofore levied and falling due after the year 1965.  
 (c) Building lines and restriction, if any, and conditions, covenants, restrictions and easements of record, if any.  
 (d) Rights of all persons, including Al P. Logan and Evelyn Logan, claiming by, through or under such agreed individuals.

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 Al Logan and Evelyn Logan, his wife justly indebted upon principal promissory note bearing even date herewith, payable

in 24 payments of \$114.54 starting 30 days after completion until paid

P. I. N.: 025-04-322-03170

ADDRESS: 9318 S. Eggleston Chicago Ill 60620

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness and the interest thereon, as herein and in said note or 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 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 Mortgagees or Trustees 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 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 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.

IT 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 securing 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 release 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.

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then \_\_\_\_\_ 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 23rd day of December 19 86.

Al P. Logan (SEAL)  
Evelyn Logan (SEAL)

Prepared By: Faith G. Wile  
 3740 W. North Ave.  
 Chicago Ill 60647

87171671

# UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Faith Gloriana Wilk, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Al Logan and Evelyn Logan, his wife

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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 no one lead.

Given under my hand and notarial seal this 23rd day of December, 19 86.

(Impress Seal Here)

*Faith Gloriana Wilk*  
Notary Public

Commission Expires December 22, 1987

87171671

MAIL TO: TINKOFF, Popko & DuVal  
413 E. MAIN ST.  
BARRINGTON, IL 60010

DEPT-01 RECORDING \$12.25  
T#1111 TRAN 6783 04/01/87 11:52:00  
#3721 # A \*87-171671  
COOK COUNTY RECORDER

12  
DEC 23 1986



BOX No. \_\_\_\_\_  
SECOND MORTGAGE  
Trust Deed  
87171671  
TO \_\_\_\_\_