

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

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90181872

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE WITNESSETH, That JOHN MANSOUR, divorced and not since remarried

(hereinafter called the Grantor), of Unit 14E, 3180 Lake Shore Drive, Chicago, Illinois

for and in consideration of the sum of FORTY THOUSAND AND NO/100THS (\$40,000.00) ***** Dollars

in hand paid, CONVEY S AND WARRANT S to MARY JANE MANSOUR, divorced and not since remarried, of 6139 N. Seeley Ave., Chicago, Illinois

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: *Unit No. 14-E in 3180 Lake Shore Drive Condominium, as delineated on the survey plat of that certain parcel of real estate in the East Half of the Northwest Quarter of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under Trust Agreement

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

Permanent Real Estate Index Number(s): 14-28-200-005-1101

Address(es) of premises: Unit 14E, 3180 Lake Shore Drive, Chicago, Illinois

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon 1 principal promissory note bearing even date herewith, payable in full on May 19, 1990

Legal Description continued: Dated March 1 1974, and known as Trust No. 32842, recorded in the Office of the Recorder of Cook County, Illinois, as Document 22844947, together with an undivided .541 per cent interest in said parcel excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey, in Cook County, Illinois.*

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, when due in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due 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 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 first 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 at eight 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 eight per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, 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 documents of 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; 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.

The name of a record owner is JOHN MANSOUR

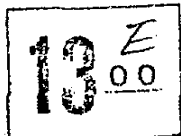
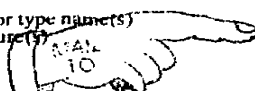
IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then

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

Witness the hand and seal of the Grantor this 19th day of May, 19 89

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



John Mansour (SEAL)
JOHN MANSOUR

(SEAL)

This instrument was prepared by Eva W. Tameling, 720 Enterprise Drive, Oak Brook, Illinois (NAME AND ADDRESS)

60521

DEPT-81 RECORDING \$13.00
#3555 TRAN 2046 04/20/90 16:37:00
#3712 # *-90-181872
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

COOK COUNTY MORTGAGE

90181872

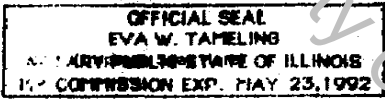
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STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss.

I, EVA W. TAMELING, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN MANSOUR

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 he signed, sealed and delivered the said instrument as his 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 19th day of May, 1989.



Eva W. Taming
Notary Public

Commission Expires May 23, 1992

90181872

BOX No.

SECOND MORTGAGE

Trust Deed

TO

GEORGE E. COLE
LEGAL FORMS