

TRUST DEED

SECOND MORTGAGE (ILLINOIS)

OFFICIAL BUSINESS

Stan J. Janusz
City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201
Case # 493-88
90358343

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

THIS INDENTURE WITNESSETH, That Christine Samuels
formerly Christine Ware

(hereinafter called the Grantor), of 1043 Harrow
Avenue Evanston, Illinois

for and in consideration of the sum of Twenty Thousand and
00/100 Dollars

in hand paid, CONVEY AND WARRANT E. to CITY OF EVANSTON
Housing Rehabilitation Dept.

of 2100 Ridge Avenue Evanston, 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

DEPT-09 MISS
703333 TRAM 2F00 07/25/90 14:16:00
69767 8 90-90-358343
COOK COUNTY RECORDER

Allow Space For Recorder's Use Only

and State of Illinois, to-wit:

Lot 1, in Panoramic Homes Resubdivision of Lot 23 and the North one-half of Lot 22
in Block 2, in Pitner's Second Addition to Evanston, a Subdivision of the North
one-half of the Southwest Quarter of the Northeast quarter of Section 24, Township
41 North, Range 13 East of the Third Principal Meridian, Evanston, Illinois.

Commonly known as 1043 Harrow Avenue, Evanston, Illinois

Hereby releasing and waiving all rights 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 paid principal promissory note bearing even date herewith, payable

to the City of Evanston
\$20,000.00 at 0% upon any transfer of title

P.I.N. #10-24-215-037

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, with interest thereon as herein and 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 insure 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 or
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 they 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 0 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 0 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 procuring or comparing 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 grantor 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 shall any release 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.

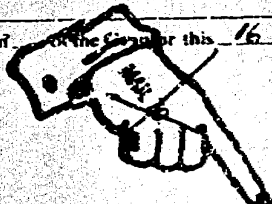
The name of a record owner is: Christine Samuels formerly Christine Ware

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

Witness the hand and seal of the Grantor this 16 day of July, 19 90



Christine Samuels
Christine Samuels

(SEAL)

(SEAL)

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

This instrument was prepared by Stan J. Janusz, Housing Rehabilitation Dept., 2100 Ridge Avenue
Evanston, Illinois 60201

Box 169

90358343

121

REI TITLE SERVICES # 87-1202

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, STANLEY J. JANUSZ, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES MARCEL

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 redemption.

Given under my hand and official seal this 16th day of July, 1990.

OFFICIAL SEAL
STANLEY J. JANUSZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/27/91

Stanley Janusz
Notary Public

Commission Expires 4/27/91

3035834

Cook County Clerk's Office

BOX No.

SECOND MORTGAGE
Trust Deed

to

GEORGE E. COLY,
LEGAL FOUNDER