GEORGE E. COLE
LEGAL FORMS

FORM NO. 2202
February, 1985

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

93716225

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THIS INDENTURE WITNESSETH, That Standard Bank and Trust # 13209 dated April 6, 1992 (hereinafter called the Grantor), of 2400 W. 95th Street, Evergreen Park, Illinois (No. and Street) (City) (State)

for and in consideration of the sum of ninety two thousand ($92,000) Dollars

in hand paid, CONVEY S AND WARRANT S to TGS Petroleum Inc.

of 2155 W. 80th Street, Chicago, Illinois 60620 (No. and Street) (City) (State)

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:

DEPT-01 RECORDING $25.50
T#6666 TRAN 1224 09/08/93 11:17:00
#6639 # #-93-716225
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

SEE ATTACHED

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

Permanent Real Estate Index Number(s): 31-26-312-012

Address(es) of premises: 3600 Sauk Trail, Richton Park, Illinois

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

WHEREAS, The Grantor is justly indebted upon the principal promissory note bearing even date herewith, payable

to TGS Petroleum, Inc.

93716225

THIS MORTGAGE IS A SECOND MORTGAGE

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 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 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 at 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 ten (10) 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 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: Standard Bank and Trust # 13209 dated April 6, 1992

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 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 a first mortgage held by Stand Bank and Trust Company

Witness the hand and seal of the Grantor this 19th day of August, 1993.

Peter J. Ulrich (SEAL)

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

(SEAL)

This instrument was prepared by Michael M. Silbert, 100 N. LaSalle, Ste. 1710, Chicago, IL 60602
(NAME AND ADDRESS)

25.50

ESCROW

STATE OF Illinois
COUNTY OF Cook } ss.

I, Michael Silbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Hempilos

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 is 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 August, 1993.

(Impress Seal Here)

Michael Silbert
Notary Public

Commission Expires

OFFICIAL SEAL
MICHAEL SILBERT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 4/2/96

93736225

No.
ND MORTGAGE
ust Deed
TO

GEORGE E. COLE®
LEGAL FORMS

LEGAL DESCRIPTION
OF 3600 SAUK TRAIL,
RICHTON PARK, ILLINOIS 60471

Lots 4 and Lot 5 in Block 5 in Sauk Trail Estates, a subdivision of the east 1/2 of the south west 1/4 of Section 26, Township 35 North, Range 13, east of the Third Principal Meridian lying east of the easterly right of way line of the Illinois Central Railroad in Cook County, Illinois, less that portion conveyed to the County of Cook by Deed dated January 31, 1979 and described as follows: That part of Lot 5 in Block 5 in Sauk Trail Estates, a subdivision of the east 1/2 of the south west 1/4 of Section 26, Township 35 north, Range 13 east of the Third Principal Meridian recorded April 6, 1945 as document number 13480686 bounded and described as follows: Beginning at the south east corner of said Lot 5; thence north on the east line thereof 10 feet; thence southwesterly to the south line of Lot 5 aforesaid 10 west of the point of beginning; thence east to the point of beginning.

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Chicago Title Insurance Company

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF } ss. Order No. _____

HARRIETT J. JONES being duly sworn states that SHE resides at 8912 So. PAULINA ST. in the City of CHICAGO, IL. 60620.

That SHE was acquainted with CARTER D. JONES JR. deceased who, at the time of ~~her~~ HIS death, was one of the owners of the land in Cook County, Illinois, described as:

Lots 5 and 6 in Block 16 in Englewood Heights Resubdivision of Wright Resubdivision of the North 1/2 of that part of the East 1/2 of Section 6, Township 37, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. 25-06-215-016-0000

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That the deceased died MAY 28, 1992 as evidenced by a certified copy of death certificate of the deceased attached hereto.

That the deceased died:

- ☐ Leaving no Last Will & Testament.
- ☐ Leaving a Last Will & Testament a copy of which is attached hereto. The original of the unproven will should be filed with the Clerk of the Probate Division of the Circuit Court of _____ County, Illinois.
- ☐ Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of _____ County, Illinois about _____

That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of _____ dollars.

Affiant makes this affidavit for that purpose of inducing the Chicago Title Insurance Company to issue its Title Insurance Policy, describing the above mentioned property.

Subscribed and sworn to before me by the said

" OFFICIAL SEAL "
ABRAHAM AJAO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/14/96

this 8TH day of Sept., A.D. 19 93

Notary Public

Harriett J. Jones
(affiant's signature)

93716226

FORM 2703

Harriet J. Jones
8912 So. Paulina St.
Chicago, Ill. 60620