

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

City of Evanston
Housing Rehabilitation Department
2100 Ridge Avenue
Evanston, IL 60201
Case #676-94

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THIS INDENTURE WITNESSETH, That Gladys S. Washington
and Sylvester Washington as joint tenants

95194013

(hereinafter called the Grantor), of
1945 Wesley Avenue Evanston, IL 60201
(No. and Street) (City) (State)

for and in consideration of the sum of (\$6,500) Six Thousand
Five Hundred Dollars and 00/100- Dollars

in hand paid, CONVEY S. AND WARRANT S to The City of
Evanston, Housing Rehabilitation Department

of 2100 Ridge Avenue, Evanston, IL 60201
(No. and Street) (City) (State)

DEPT-01 RECORDING \$23.50
T#0014 TRAN 4911 03/23/95 09:35:00
#7442 Jw *95-194013
COOK COUNTY RECORDER
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:

The West 100 feet of Lot 22 in Block 6 in Craven's Resubdivision of Blocks 1, 6 & 7 in
Grant and Jackson's Addition to Evanston in Section 13, Township 41 North, Range 13, East
of the Third Principal Meridian, and Section 18, Township 41 North, Range 14, East of the
Third Principal Meridian, in Cook County, Illinois.

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: 10-13-212-001
Address(es) of premises: 1945 Wesley Avenue, Evanston, IL 60201

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein
WHEREAS, The Grantor is justly indebted upon said principal promissory note bearing even date herewith, payable
to the City of Evanston a Title Transfer Loan in the principal loan amount of
\$6,500.00 at 0% interest. Title Transfer Loan is to be converted to a 5 Year
Reducing Grant after completed rehabilitation work.

RELEASER SERVICES #

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
premise 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 less clause attached payable first, to the Trustee or Mortgagee, and second, to the
Trustee herein as their interests may appear, which policies shall be left and remain with the said mortgage 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 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 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 _____ percent 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 principal 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 _____ percent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if 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 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 and charge of said premises with power to
collect the rents, issues and profits of the said premises.

The name of a record owner is Gladys S. Washington and Sylvester Washington
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
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 the owners remaining occupants of 1945 Wesley Avenue, Evanston, IL
60201

Witness the hand and seal of the Grantor this 4th day of Jan 1995

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

Gladys S. Washington (SEAL)

Sylvester Washington (SEAL)

This instrument was prepared by Matt Palek, 2100 Ridge Avenue, Evanston, IL 60201
(NAME AND ADDRESS)

2350

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STATE OF ILL }
COUNTY OF COOK } ss.

I, WATT PALEK, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____

SILVESTER + GLADYS WASHINGTON
personally known to me to be the same persons whose names 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 4th day of July, 1995



[Signature]
Notary Public

Commission Expires 4-1-95

Property of Cook County Clerk's Office

BOX No. 95194013

SECOND MORTGAGE

Trust Deed

TO

GEORGE E. COLE'S
LEGAL FORMS