

This Indenture, WITHNESSETH, That the Grantor Lois V. Moody, a widow

of the City of Chicago County of Cook and State of Illinois

for and in consideration of the sum of Twenty Seven Hundred Fifty & 70/100 Dollars

in hand paid, CONVEY AND WARRANT to GERALD E. SIKORA, Trustee

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 following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and every thing 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:

9715 S. Luella Chicago, Illinois

Lot Twenty-Seven -(27)

In Block Four (4) in Merrionette Manor, being a Subdivision in the East Half (1/2) of the Northeast Quarter (1/4) of Section 12, North of the Indian Boundary Line, in Town 37 North, Range 14, East of the Third Principal Meridian, according to the Plat of said Subdivision recorded in the Recorder's Office of Cook County, Illinois, as Document Number 14127310.

Permanent Tax No. 25-12-221-009

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 Lois V. Moody, a widow

justly indebted upon one principal promisory note bearing even date herewith, payable Lakeview Trust & Savings Assignee First Metropolitan Builders, inc

payable in 30 successive monthly installments each of \$1.69 due

on the note commencing on the 27th day of Dec 1985, and on the same date of

each month thereafter, until paid, with interest after maturity at the highest lawful rate.

NOTE: JTD

3490301

The Grantor covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said 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 on 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 compliance 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 extended 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 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 accrued 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 complainant in connection with the foreclosing hereof including reasonable solicitor fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises, summarizing 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, and the costs of suit, including solicitor's fees have been paid. The grantor for said grantor and for the heirs, executors, administrators and assigns of said grantor waive all right to the possession of, and income from, said premises pending such foreclosure proceedings and agree that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor or to any party acting under said 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.

In the event of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then

Thomas F. Bussey

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 1st day of October A. D. 1985

Lois V. Moody

(SEAL)
(SEAL)
(SEAL)
(SEAL)

11/15/87
Box No. 3490301

SECOND MORTGAGE

Trust Book

3490301

GERALD E. SIKORA, Trustee

THIS INSTRUMENT WAS PREPARED BY:
SUCHMANN

Address: _____

Promisor: _____

Delivered to _____

Address: _____

Address: _____

Address: _____

Address: _____

Address: _____

Address: _____

Address: _____

Address: _____

Address: _____

Address: _____

Property of Cook County Clerk's Office

My Commission Expires Nov. 2, 1987

Andrea R. Klusendorf
Notary Public

Given under my hand and Notarial Seal, this 6th day of November, 1985

personally known to me to be the same person, whose name is _____, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, Andrea R. Klusendorf, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lois V. Moody, a widow

State of Illinois }
County of Cook }
SS: _____