

TRUST DEED—INSURANCE, RECEIVER AND RENTS.
FOR ONE OR MORE NOTES, WITH OR WITHOUT COUPONS. (ILLINOIS)

21 402 822

This Indenture Witnesseth, That the grantor(s) James Holland Reid and Janet A. Reid, his wife
in consideration of Two thousand one hundred seventy seven and 76/100 of _____ County, Illinois
(\$ 2177.76), in hand paid, CONVEY and WARRANT to Florence Brehm Dollars
Trustee, of Cook County, Illinois, and to his
successors in trust, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus, and all fixtures, together
with the rents, profits and income thereof, and everything appurtenant thereto, situated in the County of Cook in the state of Illinois, to wit:
Lot 278 in Rolling Meadows, Unit No. 2 being a Subdivision of the South half of Section 25,
Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat
of said Subdivision recorded October 26, 1953 as document 15753911, in Cook County, Illinois.

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 set forth.

Whereas, the grantor(s) justly indebted upon one principal promissory note bearing even date herewith, payable to the order of
FIRST ARLINGTON NATIONAL BANK, and delivered, in the principal sum of \$ 2177.76, payable as follows:
In 48 installments of \$45.37 per month and one final installment of \$45.37, the first
installment to be paid March 28, 1971 and subsequent installments on the 28th day of
each calendar month thereafter

said note(s) bear a interest at the highest rate permissible after maturity, principal and interest payable in lawful money of the United States of America, at
the office of FIRST ARLINGTON NATIONAL BANK IN ARLINGTON HEIGHTS, ILLINOIS, or at such other place as the legal holder thereof may from time to
time in writing appoint.

The Grantor(s) hereby 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 July 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) to keep said premises in good condition and repair without waste and free from any mechanics' or other liens or claim of
liens; (5) to complete within a reasonable time any and all buildings now or at any time in process of erection on said premises; and (6) to keep all buildings at
any time on said premises insured against loss by fire, lightning and tornado to their full insurable value, in compliance to be approved by the local holder of the
indebtedness secured hereby, with loss clause payable to the grantee herein as his interest may appear, and all such policies shall be deposited and remain with the
local holder of the indebtedness secured hereby. The grantee is empowered to adjust, compromise, submit to arbitration and appraisal, and collect, and apply
to the reduction of said indebtedness any claim or loss arising under any insurance policy covering said premises, and to that end the grantee is irrevocably
appointed the attorney in fact of the grantor(s) for execution of all compromise, arbitration, appraisal and collection. In case of foreclosure hereof such such insurance
policy may be endorsed or rewritten so as to make loss hereon payable to the decree creditor or creditors or after sale pursuant to such decree to the holder of
the Master's certificate of sale, and such decree may so provide.

In case of default therein the grantee, or the holder of said indebtedness, or any part thereof, may, but is not obliged to, make any payment or perform
any act herebefore required of the grantor(s) and may, but is not obliged to, purchase, discharge, compromise or settle any tax lien or other lien or title or
claim thereof, or redeem from any tax sale or foreclosure affecting said premises, and when so done, is not obliged to inquire into the validity of any tax, assess-
ment, tax sale, foreclosure, or lien or title or claim thereof. If any building or other improvement upon said premises, at any time, shall not be completed within
a reasonable time, the Trustee or any such holder may cause the completion thereof in any form and manner deemed expedient. All moneys paid for any of the
aforesaid purposes and all expenses paid or incurred in connection therewith, including attorney's fees and any other moneys advanced by the grantee or such
holder to protect the lien hereof, and reasonable compensation for each matter concerning which action herein authorized may be taken, shall be so much additional
indebtedness secured hereby, immediately due and payable without notice thereafter at the highest rate permissible.

In the event of a breach of any of the aforesaid agreements, the whole of said indebtedness, including principal and all earned interest shall, at the option
of the local holder thereof, become immediately due and payable, with interest thereon from the time of such breach at the highest rate permis-
sible, shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all said indebtedness had been matured by express terms. All expenses
and disbursements, paid or incurred in behalf of complainant in connection with proceedings for the foreclosure hereof—incluidng reasonable solicitor's fees, outlays
for documentary evidence, stenographer's charges, cost of procuring or of completing all legal proceedings showing the whole title to said premises—shall be paid by the
grantor(s), and the like expenses and disbursements occasioned by any suit or proceeding when in the grantee, or any holder of any part of said indebtedness,
as such, may be a party by reason hereof shall also be paid by the grantor(s); all of which expenses and disbursements shall be an additional lien upon said
premises, and included in any decree that may be rendered in such foreclosure proceeding. The grantor(s) waives all right to the possession of, and income
from, said premises pending such foreclosure proceedings, and consent(s) that upon the filing of a bill to foreclose this Trust Deed, the grantee or some other
suitable person or corporation may be appointed Receiver of said premises, without notice, and with all complainant being required to give any bond, whether the
premises be then occupied as a homestead or not, and irrespective of the solvency of any person or the adequacy of the security, with the usual powers and
duties of Receivers, and that said Receiver may continue in office during the pendency of said foreclosure and thereafter until redemption made or the issuance
of Deed in case of sale, and may collect rents, after or repair said premises and put and maintain them in tenable condition and out of the income, may pay
expenses of Receivership, insurance premiums, all taxes and assessments which are a lien or charge at any time during the Receivership, cost of such alterations
and repairs, and may also pay and do whatever the grantee is hereby authorized to pay and do. The net income, if any part thereof, may be applied from time
to time on any foreclosure decree entered in such proceedings, and in case of a sale and deficiency, the deficiency, whether there be a decree therefor in personam
or not, and whether any subsequent owner of the equity or redemption be liable therefor or not, shall be paid out of the net income remaining at the termina-
tion of the receivership.

As additional security the grantor(s) hereby assigns) all the rents, issues and profits arising or to arise out of said premises to the grantee herein and
authorizes) him, in his own name as assignee, or otherwise, to receive, sue for, or otherwise collect such rents, issues and profits, to serve all notices which may
be or become necessary to institute forcible detainer proceedings, to receive, possess, lease, and re-lease said premises, or any portion thereof, for such term or
terms, and upon such conditions as he may deem proper, and apply the proceeds thereof, first, to the payment of the principal of, interest, operating and charges against
said premises; and, second, to the payment of the indebtedness hereby secured rendering the overplus, if any, to the grantor(s) if and when the indebtedness
hereby secured shall have been fully paid.

In The Event of the death or permanent removal from said _____ County of the grantor, or his refusal or failure
to act therein, James T. Dodds III of said _____ County,
is hereby made first successor in this trust, and invested with all the title and the powers granted to said grantee, and if for any like cause said successor also
shall fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said _____ County is hereby made
second successor in this trust with like title and powers.

When all of the aforesaid agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled to receive the same,
his reasonable charges.

Whenever in this instrument the expression "grantor(s)" appears it shall be held in each case to refer to and include the person or persons, singular or
plural, natural or artificial, described in the premises of this deed, and this Trust Deed and all provisions hereof, shall extend to and be binding upon such
person or persons and all persons claiming under or through them.

Witness the hand(s) and seal(s) of the grantor(s) this 18th day of February, A. D. 1971

James Holland Reid (SEAL)
James Holland Reid

Janet A. Reid (SEAL)
Janet A. Reid

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ROY 500

UNOFFICIAL COPY

State of Illinois

FILED FOR RECORD
S.S.

Rita Staten
RECORDED BY DEED

County of Cook FEB 22 1971 3 05 PM

* 21402822

I, Rita Staten, a NOTARY PUBLIC in and for said County in the State aforesaid,

Do Hereby Certify, that James Holland Reid and Janet A. Reid, his wife

....., personally known to me to be the same person..... whose name..... 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 Notarial seal this 18th day of February, A. D. 19 71

Rita Staten
Notary Public.

State of Illinois, County of I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the President of the

corporation, and personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
SEAL
HERE

DOCUMENT NUMBER

Given under my hand and official seal, this day of 19.....

Commission expires 19..... NOTARY PUBLIC

Trusteed

TO

Trustee for
FIRST ARLINGTON NATIONAL BANK

END OF RECORDED DOCUMENT