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21 405 856

TRUST DEED — INSURANCE AND RECEIVER Form 15 C. (Rev.) Perfection Legal Forms & Printing Co., Rockford, Illinois

This Indenture WITNESSETH, That the Grantor S, JOHN A. SCHROEDER and MERRY S. SCHROEDER, his wife, jointly and severally,

of the City of Evanston County of Cook and State of Illinois
for and in consideration of the sum of FORTY THOUSAND AND NO/100 (\$40,000.00) Dollars
in hand paid, CONVEY and WARRANT to L. M. WOODS, as Trustee,
of the Village of Antioch County of Lake 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 everything appurtenant
thereto, together with all rents, issues and profits of said premises, situated in the County of COOK
State of Illinois to-wit:

Lot 11 in Arthur T. McIntosh's Addition to Centralwood
in the North half of the West half of the West half of
the West half of the South East quarter of Section 11,
Township 41 North, Range 13 East of the Third Principal
Meridian, in Cook County, Illinois.

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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.
WITNESSES, The Grantor S, JOHN A. SCHROEDER and MERRY S. SCHROEDER, his wife, are
justly indebted upon their ONE principal promissory note bearing even date herewith ~~XXXXXX~~ payable
to the order of Bearer in the principal sum of (\$40,000.00) ~~XXXXXX~~
together with interest thereon at the rate of 6 1/2% per annum as
provided in said note; this Trust Deed is also given to secure the
payment of all other indebtedness or liability of the Mortgagors
to the First National Bank of Antioch if any existing at this time
or created at any time in the future;

at THE FIRST NATIONAL BANK OF ANTIOCH, Antioch, Illinois,
or such other place as the legal holder hereof may from time to time in writing appoint.

THE GRANTORS covenant and agree as follows: (1) to pay said indebtedness, and the interest thereon as herein
in said notes and coupons provided, or according to any assignment extending time of payment; (2) to pay prior to the time
that penalty will attach 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 at any time on said
premises insured against loss by fire and tornado, to the full insurable value, in companies to be approved by the holder of said
indebtedness and deliver to the said holder of said indebtedness the insurance policies so written as to require all loss to be applied in
reduction of said indebtedness; (6) to keep the said property tenable and in good repair; and (7) not to suffer any mechanic's or
other lien to attach to said premises. In the event of failure so to insure, to pay taxes or assessments, or to keep the property in good
repair, or to prevent mechanic's or other liens attaching to said premises, the trustee or the holder of said indebtedness, may procure
such insurance, or pay such taxes or assessments, or make such repairs as he may deem necessary to keep the said premises in a ten-
urable condition, or discharge or purchase any tax lien or title affecting said premises, and all moneys so paid, the grantor S
agree 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 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 seven per cent. per annum shall be recoverable by foreclosure hereof, or by suit at
law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the fore-
closure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographic charges, cost of procuring or
completing an abstract of title showing the whole title to said premises embracing foreclosure decree—shall be paid by the grantor S
that the like expenses and disbursements, occasioned by any suit or proceeding wherein the trustee or the holder of any part of
said indebtedness, as such may be a party, shall also be paid by the grantor S; that 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 on foreclosure pro-
ceeding, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given,
until all such fees, expenses and disbursements, and the costs of suit, including solicitor's fees, have been paid. The grantor S
waive all right to the possession of and income from said premises pending such foreclosure proceedings, and until the period
of redemption from any sale thereunder expires, and agree that upon the filing of any bill to foreclose this Trust Deed, a receiver
shall upon motion of Solicitor for complainant, without notice, be immediately appointed by the court before which such motion for
the appointment of a receiver shall come on for hearing, to take possession or charge of said premises, and collect such income and
the same, less receivership expenditures, including repairs, insurance premiums, taxes, assessments and his commissions, to pay to the
person entitled thereto in reduction of the indebtedness hereby secured, in reduction of the amount of any decree of sale entered in
any foreclosure proceeding, in payment or reduction of any deficiency after a Master's or Commissioner's sale under any decree of
sale, in payment or reduction of any deficiency decree entered thereon, or, if not in either manner so applied, the court approving
the receiver's report shall order that the same be paid to the person entitled to the deed under the Master's or Commissioner's sale.
A bond on application for receiver is hereby expressly waived and it shall not be the duty of the trustee, legal holder of the notes or
purchaser at any Master's or other sale to see to the application of the principal sum hereby secured or of the purchase money; or to
inquire into the validity of any taxes, assessments, tax sales, tax titles, mechanic's or other liens or titles, or the necessity for repairs,
in advancing money as hereinbefore provided.

IN THE EVENT of the death, inability, removal or absence from said Lake County of the grantee,
or of his refusal or failure to act, then Russell Barnstable of said County is hereby appointed to be
the 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 coven-
ants and agreements are performed, the trustee, or his successor in trust, shall release said premises to the party entitled thereto on
receiving his reasonable charges.

WITNESS the hand and seal of the grantor S this 12th day of February A. D. 19 71

[SEAL]

John A. Schroeder

[SEAL]

[SEAL]

Merry S. Schroeder

[SEAL]

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STATE OF ILLINOIS }
County of Lake } ss

I, the undersigned, a Notary Public

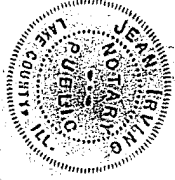
in and for, and residing in said County, in the State aforesaid

DO HEREBY CERTIFY, that JOHN A. SCHROEDER and MERRY S. SCHROEDER,

are personally known to me to be the same persons whose name s/ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, seal 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 12th day of February A. D. 1971



Jean Irving
Notary Public

My Commission Expires _____
My Commission Expires May 25, 1971

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 23 '71 11 00 AM

Edward G. Jacobs
RECORDER DEEDS

21405856

No. _____
TRUST DEED

JOHN A. SCHROEDER and
MERRY S. SCHROEDER, his wife
TO
L. M. WOODS, as Trustee

STATE OF _____ County of _____
SS. No. _____
This instrument was filed for record in the Recorder's Office of _____ County aforesaid, on the _____ day of _____ 19____ at _____ o'clock _____ M. and recorded in Book _____ of _____ on Page _____
RECORDED

W.R.W. 40
EDWARD G. JACOBS
ATTORNEY AT LAW
425 LAKE STREET
MANTIDOH, ILLINOIS 60002

Princeton Legal Forms & Printing Co., Regular III

BOX 133

END OF RECORDED DOCUMENT