

UNOFFICIAL COPY

TRUST DEED—STATUTORY, UNDER LAW OF 1879,
WITH CLAUSE FOR RECEIVER AND INSURANCE.—ILLINOIS

NO. 206

21 451 509

Geo E Cole & Co Chicago
LEGAL BLANKS

This Indenture Witnesseth, That the grantors RAYMOND J. EDLING
and MAUREEN L. EDLING, his wife
of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of Good and valuable consideration and ten Dollars
in hand paid, CONVEY and WARRANT to DENNIS TARANDY
of the City of Chicago County
of Cook and State of Illinois

the following described real estate, to-wit:
Lot twenty eight (28) in Block four (4) in Englewood Hill,
a Subdivision of the South East quarter of the South East
quarter of Section eighteen (18), Township thirty eight (38)
North, Range fourteen (14), East of the Third Principal
Meridian, in Cook County, Illinois

situated in the City of Chicago County of Cook and State of Illinois
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois
and all right to retain possession of said premises after any default in payment or a breach of any of the covenants or agreements herein
contained; in trust nevertheless, for the following purposes:

Whereas, The said RAYMOND J. EDLING and MAUREEN L. EDLING Grantors S
herein are justly indebted upon their Promissory Note, bearing even date herewith, payable to the order of
BEARER, the principal sum of EIGHT THOUSAND AND NO/100 (\$8,000.00)
DOLLARS, with interest thereon at the rate of six (6%) per cent,
per annum, said interest and principal payable on or before July 1,
1971

Now, If default be made in the payment of the said Promissory Note, or of any part thereof, or the interest thereon,
or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste, or non-payment of taxes or
assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then in such case the holder of said principal
sum and interest, secured by the said Promissory Note, shall thereupon, at the option of the legal holder or holder thereof,
it shall be lawful for the said grantee, or his successor in trust, to enter into and upon and take possession of the premises hereby granted, or
any part thereof, and to collect and receive all rents, issues and profits thereof, and, in his own name or otherwise, to file a bill or bills in any
court having jurisdiction thereof against the said party of the first part, THOMAS L. BEHR, heirs, executors, administrators and assigns, to obtain a
decree for the sale and conveyance of the whole or any part of said premises for the purposes herein specified by said party of the second part,
as such trustee or as special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the
costs of such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part,
or person who may be appointed to execute this trust, and THOMAS L. BEHR, Dollars attorney's and solicitor's fees,
and also all other expenses of this trust, including all moneys advanced for insurance, taxes and other liens or assessments, with interest
thereon at seven per cent per annum, then to pay the principal of said note, whether due and payable by the terms thereof or the option of
the legal holder thereof, and all interest due thereon, rendering the overplus, if any, unto the said party of the first part, THOMAS L. BEHR, legal
representatives or assigns, on reasonable request, and it shall not be the duty of the purchaser to see to the application of the purchase money.

And It is further provided and agreed, that upon the filing of any bill of complaint in any court having jurisdiction thereof, to foreclose
this Trust Deed, such court may at once upon application therefor, appoint Stephen J. Macnicki or any
suitable person, receiver, with power to receive and collect the rents, issues and profits arising out of the said premises, and apply the same
toward the payment of the expenses and costs in such proceeding, and any remainder upon said indebtedness; and that said receiver shall
have the full power of receiver, and such other power in the premises as to said Court shall seem proper.

And Said first party hereby agrees, that they will, in due season, pay all taxes and assessments on said premises, and will keep all
buildings that may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies and
for an amount (not exceeding the amount of said indebtedness), as said second party, or the holder of said note, may from time to time
direct, and will properly assign such policy or policies of insurance to said party of the second part as further security for the indebtedness
aforesaid. And in case of the refusal or neglect of said party of the first part thus to insure, or assign the policies of insurance, or to pay
taxes as aforesaid, said party of the second part or his successor in trust, or the holder of said note, may procure such insurance, or pay
such taxes, and all moneys thus paid, with interest thereon at seven per cent per annum, shall be and become so much additional indebtedness,
secured to be paid by this Trust Deed.

When The said note and all expenses accruing under this Trust Deed shall be fully paid, the said grantee or his successor or legal
representatives shall re-convey all of said premises remaining unsold to the said grantors or their heirs or assigns, upon receiving
his reasonable charges therefor. In case of the death, resignation, removal from said Cook County, or other inability
to act of said grantor Dennis Tarandy, then Chicago Title and Trust Company
of said Cook County is hereby appointed and made successor in trust herein, with like power and authority, as it hereby
wishes in said grantor. It is agreed that said grantor shall pay all costs and attorney's fees incurred or paid by said grantee or the holder
or holder of said note in any suit in which either of them may be plaintiff or defendant, by reason of being a party to this Trust Deed, or a
holder of said note, and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises
and taken out of the proceeds of any sale thereof.

Witness, The hand S and seal S of the said grantors S, this 1st day of October A. D. 1970

Raymond J. Edling (SEAL)
Maureen L. Edling (SEAL)

21 451 509

State of Illinois }
County of Cook } ss.

3. Stephen J. Machnicki

a notary public in and for said County, in the

State aforesaid, Do Hereby Certify, That

RAYMOND J. EDLING and MAUREEN L. EDLING, his wife

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 notarial seal, this

1st day of October A. D. 1970

Stephen J. Machnicki
Notary Public



1971 APR 19 AM 10 35
APR-19-71 219532 21451509 510



21451509

TRUST DEED

STATUTORY FORM
With Clause for Receiver and Insurance

RAYMOND J. EDLING et ux.

TO

DENNIS FARANDY



MAIL TO:

DENNIS FARANDY
3758 West 59th Street
Chicago, Illinois 60629

GEORGE COLE COMPANY

END OF RECORDED DOCUMENT