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TRUST DEED—INSURANCE, RECEIVER AND RENTS. No. 205-R. FOR ONE OR MORE NOTES, WITH OR WITHOUT COUPONS—(ILLINOIS) REVISED TO, MARCH 1936

This Indenture Witnesseth,

and Lillian M. Bettini, His Wife, That the grantor Oscar L. Bettini of Cook County, Illinois,

In consideration of One and no/100 Dollars (\$1.00), in hand paid, CONVEY and WARRANT to THE NORTHLAKE BANK Cook County, Illinois, and to his

Trustee of 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 thereon, and everything appurtenant thereto, situated in the County of Cook in the State of Illinois, to wit: Lot 29 in Block 14 in Section 2 of Country Club Addition to Midland Development Company's Northlake Village, a Subdivision of the Southwest quarter (except the South 100 rods) the South half of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 32, Township 40 North, Range 12 East of the Third Principal Meridian and all rights under and by virtue of the homestead exemption laws of the State of Illinois:

Herby released and discharged all rights under and by virtue of the homestead exemption laws of the State of Illinois:

In Trust, for the purpose of securing performance of the covenants and agreements herein set forth.

Whereas, the grantor Oscar L. Bettini and Lillian M. Bettini, His Wife, Justly indebted upon this principal promissory note, bearing even date herewith, payable to the order of THE NORTHLAKE BANK

at the office of THE NORTHLAKE BANK Northlake, Illinois, or at such other place as the legal holder thereof may from time to time in writing appoint.

Said interest is further evidenced by interest notes of proper number and amount. Both principal and interest notes bear interest at the rate of seven per cent per annum after maturity, and are payable in lawful money of the United States of America.

at the office of THE NORTHLAKE BANK Northlake, Illinois, or at such other place as the legal holder thereof may from time to time in writing appoint.

The Grantor agrees 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 claims of lien; (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 all times on said premises insured against loss by fire, lightning and tornado to their full insurable value, in compliance to be approved by the legal holder of the indebtedness secured hereby, with loss clause payable to the grantor herein as his interest may appear, and all such policies shall be deposited and remain with the legal holder of the indebtedness secured hereby. The grantor is empowered to adjust, compromise, submit to arbitration and appraisal, and collect, and apply to the reduction of said indebtedness any claim for loss arising under any insurance policy covering said premises; and to that end the grantor is irrevocably appointed the attorney in fact of the grantor herein, and in the name of the grantor herein, and to execute and deliver such receipts, releases and other writings as shall be requisite to completely accomplish such adjustments, compromises, arbitration, appraisement and collection. In case of foreclosure hereof each such insurance policy may be endorsed or rewritten so as to make loss under said policy 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 grantor, or the holder of said indebtedness, or any part thereof, may, but is not obliged to, make any payment or perform any act hereinbefore required of the grantor, 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 doing, is not obliged to inquire into the validity of any tax, assessment, or sale, forfeiture, 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 fees, and any other moneys advanced by the grantor 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 with interest at seven per cent per annum.

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 legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the 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 been matured by express terms. All expenses and disbursements paid or incurred in behalf of complainant in connection with proceedings for the foreclosure hereof, including reasonable solicitor's fees, costs for documentary evidence or stenographer's charges, cost of procuring or of completing abstract showing the whole title to said premises, shall be paid by the grantor, and the like expenses and disbursements occasioned by any suit or proceeding wherein the grantor, 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, 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 hereby irrevocably assigns to the legal holder of said indebtedness, and consents that upon the filing of a bill to foreclose this Trust Deed, the grantor or some other suitable person or corporation may be appointed Receiver of said premises, without notice, and without consulting the grantor, and is required to give any bond, whether the premises be then occupied to a homestead or not, and irrespective of the solvency of any person or the adequacy of the security, with all 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 expiration of the term of said deed in case of sale, and may collect rents, and may also collect and pay and maintain them in that class condition and out of the income, may pay expenses of Receiver, 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 do pay and do whatever the grantor is hereby authorized to pay and do. The net income, or any part thereof, may be applied from time to time on any foreclosure decree entered in such proceedings, and in case of sale and deficiency, the deficiency, whether there be a decree therefor in possession or not, and whether any subsequent owner of the equity of redemption be liable therefor or not, shall be paid out of the net income remaining at the termination of the Receivership.

As additional security the grantor hereby assigns to the legal holder of said indebtedness, and consents that upon the filing of a bill to foreclose this Trust Deed, the grantor or some other suitable person or corporation may be appointed Receiver of said premises, without notice, and without consulting the grantor, and is required to give any bond, whether the premises be then occupied to a homestead or not, and irrespective of the solvency of any person or the adequacy of the security, with all 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 expiration of the term of said deed in case of sale, and may collect rents, and may also collect and pay and maintain them in that class condition and out of the income, may pay expenses of Receiver, 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 do pay and do whatever the grantor is hereby authorized to pay and do. The net income, or any part thereof, may be applied from time to time on any foreclosure decree entered in such proceedings, and in case of sale and deficiency, the deficiency, whether there be a decree therefor in possession or not, and whether any subsequent owner of the equity of redemption be liable therefor or not, shall be paid out of the net income remaining at the termination of the Receivership.

In The Event of the death or permanent removal from said Cook County of the grantor, or his refusal or failure to act then as Receiver of said premises, the grantor hereby appoints Cook County, Illinois, to be his first and true successor in this trust, and if for any like cause said first successor also shall fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said Cook County is hereby made second successor in this trust with like title and powers.

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

This Trust Deed and all provisions hereof, shall extend to and be binding upon the grantor, and all persons claiming notes or through the grantor.

Witness the hand and seal of the grantor this 27th day of May A. D. 19 71

Oscar L. Bettini (SEAL) Lillian M. Bettini (SEAL)

*To be stricken out if no interest coupons are used

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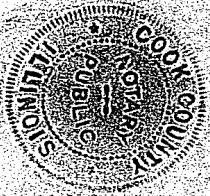
State of Illinois }
County of Cook } ss.

I, Gertrude Bramer, a NOTARY PUBLIC in and for said County in the State aforesaid, Do Hereby Certify, that Oscar L. Bettini and Lillian M. Bettini,
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 the y 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 27th day of May, A. D. 19 71

Gertrude Bramer
Notary Public.



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Trust Deed

Oscar L. Bettini

TO

THE NORTHLAKE BANK



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END OF RECORDED DOCUMENT