

21 595 624

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,

That the grantor Marie Szczesny (his wife) of Cook County, Illinois
in consideration of Five Thousand Seven Hundred Eighty Nine Dollars and 88/100 Dollars
(\$ 5789.88), in hand paid, CONVEY S and WARRANT S to Madison Bank and Trust Company
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:
West 36 feet of Lot 141 in Mont Clare Gardens, a
Subdivision of E 1/2 of the NW 1/4 of Section 30, Township 40 North,
Range 13.

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 Frank Szczesny and Marie Szczesny (his wife)

Justly indebted upon ONE principal promissory note, bearing even date herewith, payable to the order of
in 36 monthly installments each for the amount of \$160.83 until
the full amount is paid.

Said interest is hereby 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 Madison Bank and Trust Company in the City of Chicago,
Illinois, or at such other place as the holder of the interest may from time to time in writing appoint.

The Grantor, 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 to 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 any time on said premises insured against loss by fire, lightning
and tornado to their full insurable value. In compliance with the above covenants the grantor hereby agrees to execute and deliver to the trustee, with loss clause payable to the trustee herein as
his interest may appear, and all such policies shall be assigned and remain with the legal holder of the indebtedness secured hereby. The trustee is empowered to adjust, com-
promise, submit to arbitration and appraisal, and to apply to the reduction of said indebtedness any claim for loss arising under any insurance policy covering said
premises; and to this end the trustee is authorized to employ an attorney in fact of the grantor, for the purpose of adjusting, compromising, arbitrating, appraising and collecting, in
and deliver such receipts, releases and other writings as may be requisite to completely accomplish such adjustment, compromise, arbitration, appraisal and collection. In
case of foreclosure hereof each such insurance policy may be endorsed or rewritten so as to make loss thereunder 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 a decree may so provide.

In case of default therein the trustee, or the holder of the indebtedness, or any part thereof, may, but is not obliged to, make any payment or perform any act hereina-
before required of the grantor, and may, but is not obliged to, purchase, discharge, compromise or settle any tax lien or other lien or claim thereof, or release from
any tax sale or forfeiture affecting said premises and when so doing is not obliged to inquire into the validity of any tax, assessment, tax sale, forfeiture, or lien of this 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 by any of the aforesaid purposes and all expenses paid or incurred in satisfaction thereof,
including attorney's fees, and any other moneys advanced by the trustee or such holder to protect the lien hereby, 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 covenants, the whole of said indebtedness, including principal and all earned interest shall, at the option of the legal
holder thereof, 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 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—initial groundable solicitor's fees, outlays for documentary evidence, witness fees, 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 trustee, 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 include in any decree that may be rendered in such proceedings. The
grantor, however, retains all rights to the possession of and income from said premises pending such proceedings, and consent that upon the filing of a bill to fore-
close this Trust Deed, the trustee or some other suitable person or corporation may be appointed receiver of said premises, without notice, and without any affidavit being
required to give any bond, whether the premises be then occupied as a homestead or not, and irrespective of the competency of any person or the adequacy of the security, with the
legal powers and duties of Receiver, and that said Receiver may continue in office during the pendency of such proceedings and thereafter until redemption made or the issuance of
a deed in case of sale, and may collect rents, after or repair said premises and put and maintain them in first-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 Receiver's tenure, and may also 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 a sale and deficiency, the deficiency, whether there be a decree therefor in person or not, and whether any subsequent part of the equity
of redemption be liable therefor or not, shall be paid out of the net income remaining at the termination of the Receiver's tenure.

As additional security the grantor hereby assigns all the rents, issues and profits arising or to arise out of said premises to the trustee herein and authorizes
him, in his own name as assignee, or otherwise, to receive, sue for, and 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 otherwise said premises, or any portion thereof, for such purposes, and to execute such conditions as he may
deem proper, and apply the proceeds thereof, first, to the payment of the expense of operating and charges against said premises, and second, to the payment of the indebted-
ness hereby secured, and the surplus, if any, to the grantor, and if 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 failure to act then
he hereby made next successor in this trust, and invested with all the title and the powers granted to said grantor; and if for any the cause said trustee or receiver also shall fail or
refuse to act, the person who shall then be the acting Recorder of Deeds of said County, or his successor, or any other person who may be made second successor
in this trust with the title and powers.

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

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

Witness the hand and seal of the grantor this 20 day of August, 1936.

Frank Szczesny
Marie Szczesny

To be stricken out if no interest coupons are used

Property

21 595 624

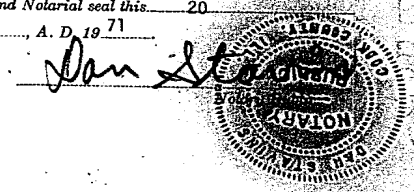
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State of Illinois }
County of Cook } ss.

I, Don Stavins, a NOTARY PUBLIC in and for said County in the State aforesaid, Do Hereby Certify, that Frank Szczesny and Marie Szczesny (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 t he 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 20 day of August, A. D. 19 71



STURKEY R. OLSEN

1971 AUG 24 AM 9 24

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21595624

Box 131
Trust Deed
Frank Szczesny and Marie Szczesny
to (his wife)
Madison Bank and Trust Company

END OF RECORDED DOCUMENT