

21 638 315

TRUST DEED—INSURANCE, RECEIVER AND REVS. No. 206-R FOR ONE OR MORE NOTES, WITH OR WITHOUT COUPONS (ILLINOIS) REVISED TO MARCH 1936

This Indenture Witnesseth,

That the grantor, HELEN SAUNDERS,

of COOK County, Illinois,

In consideration of ONE and no/100 Dollars

(\$ 1.00), in hand paid, CONVEY and WARRANT to THE NORTHLAKE BANK

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 2 in Subdivision of Lots 1 to 10, both inclusive in Edmund A. Cummings

Subdivision of Block 12 in Smith's Addition to Maywood, being a Subdivision of

the East 693 feet of the Southeast quarter and the East 693 feet of the Northeast

Quarter of Section 10, Township 39 North Range 12, East of the Third Principal

Meridian, lying South of Chicago & Northwestern Railroad.

Herby 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 HELEN SAUNDERS

Justly is indebted upon her principal promissory note, bearing even date herewith, payable to the order of THE NORTHLAKE BANK

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 in Northlake,

Illinois, or at such other place as the legal holder thereof may from time to time by 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 receipt

thereof; (3) to keep said premises in good condition and repair without waste and free from any mechanics' or other liens or claims of lien; (4) to complete within a reasonable time any

and all buildings now or at any time in process of erection on said premises; and (5) 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 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 grantee is empowered to adjust, com-

promise, submit to arbitration and appraisal, and collect, and apply to the reduction of a lien in the business any claim for 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, and in the name of the grantor, to execute and deliver to the legal holder of the

indebtedness secured hereby, such receipts, releases and other writings as shall be requisite to completely accomplish such a judgment, compromise, arbitration, appraisal and collection. In

case of foreclosure hereof each such insurance policy may be endorsed or rewritten so as to make loss the same 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 herein-

before 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 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 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, 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 interest thereon 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, outlays for documentary stamps, photographer'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 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; 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 waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and consent that upon the filing of a bill to fore-

close this Trust Deed, the grantee or some other suitable person or corporation may be appointed Receiver of said premises, without notice, and without compensation, to

receive, possess, lease, and re-lease said premises, and 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 expense of operating and charges against said premises; and, second, to the payment of the indebted-

ness hereby secured rendering the surplus, if any, to the grantor; and if when the indebtedness hereby secured shall have been fully paid.

As additional security the grantor hereby assigns all the rents, issues and profits arising or to arise out of said premises to the grantee herein and authorize

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 expense of operating and charges against said premises; and, second, to the payment of the indebted-

ness hereby secured rendering 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 Cook County of the grantee, or his refusal or failure to act then

of said Cook 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 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 grantee 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 under or through the grantor.

Witness the hand, and seal, of the grantor, this 23rd day of September, A. D. 19 71

Helen Saunders (SEAL)

(SEAL)

(SEAL)

*To be stricken out if no interest coupons are used (SEAL)

Property of Cook County, Illinois

21 638 315

UNOFFICIAL COPY

State of _____ }
County of Cook } ss.

I, Gertrude Bramer, a NOTARY PUBLIC in and for said County in the State aforesaid, Do Hereby Certify that HELEN SAUNDERS

_____ personally known to me to be the same person whose name is _____ subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said Instrument as her 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 twenty third day of September, A. D. 1971.

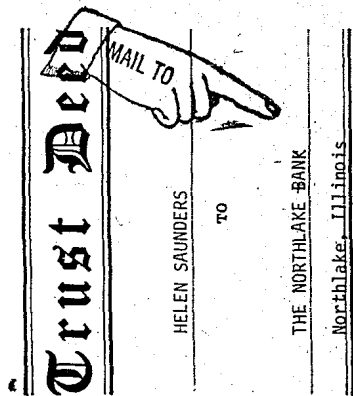
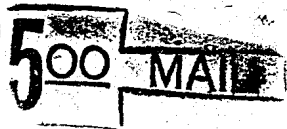
Gertrude Bramer



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