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TRUST DEED - Second Mortgage - Ins. Rec. and Rents
For Serial Notes

Form 2512-B

PERFECTION LEGAL FORMS & PRINTING CO., ROCKFORD, ILL.

This Indenture WITNESSETH, That the Grantor S. WILLIAM FARNSWORTH and
KATHERINE FARNSWORTH, Individually and as husband and wife,

County of Cook and State of Illinois for and in consideration of the sum of
Two Thousand Five Hundred and no/100 DOLLARS,
(\$2,500.00)
in hand paid, Convey and Warrant to George H. Bell Trustee,
of the Village of Bartlett County of Cook and State of Illinois and to his
successors in Trust hereinafter named, the following described Real Estate, with all buildings and improvements now and hereafter erected or
located thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents,
issues and profits of said premises and all right to retain the possession of said premises after the breach of any of the covenants herein, sit-
uated in the Village of Bartlett County of Cook and State of Illinois to-wit:

Lot 15102 in Section 2 in Weathersfield Unit No. 15 being a Subdivision
in the South West quarter of Section 21, Township 41 North, Range 10
East of the Third Principal Meridian, in Cook County, Illinois according
to the plat thereof recorded in the Recorder's Office of Cook County,
Illinois on October 1, 1968 as document No. 20631223 in Cook County,
Illinois.

THIS IS A JUNIOR MORTGAGE **5⁰⁰**

Hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State in which said land is situated. IN
TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor S. William Farnsworth and Katherine Farnsworth, are
justly indebted upon their promissory Note bearing even date herewith payable to the order of
Bartlett State Bank, Bartlett, Illinois, payable as follows: On or
before thirty-six (36) months from date, in consecutive monthly
installments of seventy-seven and 77/100 Dollars (\$77.77) or more, each,
due and payable on the 1st day of each month, commencing July 1, 1972,
including interest at the rate of 7 1/2 per cent, per annum payable
monthly on the whole amount of said principal sum remaining from
time to time unpaid, both principal and interest payable in lawful money
of the United States of America at Bartlett, Illinois or such other
place as the legal holder hereof may from time to time in writing
appoint.

THE GRANTOR S. covenant and agree as follows: (1) to pay all prior indebtedness and the interest thereon, at the time and
place when and where the same shall be or become due and payable; (2) to pay said indebtedness, and the interest thereon as herein and in said notes
and coupons provided, or according to any agreement extending time of payment; (3) 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 their data after destruction or damage
to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (5) that waste to said premises
shall not be committed or suffered; (6) to keep all buildings at any time on said premises insured against loss by fire and tornado to their full in-
surable value, in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to
the holder of the first mortgage indebtedness, with loss claimable, first, to the first trustee, or mortgagor, as a second, to the trustee herein, as
their several interests may appear, which policy or policies shall be deposited and remain with said trustee; (7) that the grantor shall not suffer any
mechanic's or other lien to attach to said premises; (8) to keep the said property tenantable and in good repair; and (9) not to suffer any mechanic's or other lien to at-
tach to said premises. In the event of failure so to pay prior indebtedness, and the interest thereon, or to insure, to pay taxes or assessments,
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 in-
debtedness may pay such prior indebtedness and the interest thereon, may pay insurance premiums, pay taxes or assessments, or make and
pay for such repairs as he may deem necessary to keep the said premises tenantable and in good repair; or discharge or purchase any tax lien
or title affecting said premises; or compromise, settle and discharge any mechanic's or other lien attaching to said premises, and all money 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 foreclosure hereof
including reasonable solicitor's fees, collars for documentary evidence, stenographer's charges, cost of procuring or collecting 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 dis-
bursements, occasioned by any suit or proceeding wherein the trustee, or any holder of any part of said indebtedness, as such may
be a party, shall also be paid by the grantor S. that 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 in such foreclosure proceeding, which proceeding, whether
decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such fees, expenses and disbursements
and the cost of suit, including solicitor's fees, have been paid. The grantor S. waives all right to the possession of and income from
premises pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agrees that upon
the filing of any bill to foreclose this Trust Deed, a receiver shall upon motion of the complainant, 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 receiver's 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 de-
gree of sale entered in any foreclosure proceeding, in payment or reduction of any deficiency after a Master's or Commissioner's sale under any de-
gree of sale, in payment or reduction of any deficiency decree entered thereon, or if not in either matter 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 hereinbe-
fore provided.

IT IS FURTHER AGREED, That as further and additional security hereto said grantors agree to assign and by these presents, do as-
sign, all the rents, issues and profits arising or to arise out of said premises to the said 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 nec-
essary, to institute forcible detainer proceedings, to receive possession, to rent and release said premises, or any portion thereof, for such
term or terms and on such conditions as he may deem proper, and apply the proceeds thereof, first, to the payment of the expenses and
charges against said property, second, to the payment of interest and expenses of this trust including advancements, if any, and third, to the
payment of the principal sum hereby secured, rendering the overplus, if any, to the undersigned when the indebtedness hereby secured shall
have been fully paid and cancelled.

IN THE EVENT of the death, inability, removal or absence from said County of the trustee, or of his
refusal or failure to act, then Marlin G. Struwing 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 covenants and agreements are performed, the trust
tee, or his successor in trust, shall release said premises to the party entitled thereto on receiving his reasonable charges.

WITNESS the hand S. and seal S. of the grantor S. this 12th day of May A.D. 1972

William Farnsworth Seal
Katherine Farnsworth Seal
Katherine Farnsworth Seal
Katherine Farnsworth Seal

BOX 53-

BOX 533

UNOFFICIAL COPY

State of Illinois } ss.
County of Kane }

I, the undersigned, a Notary Public
in and for said County, in the
State aforesaid, DO HEREBY CERTIFY, That William Farnsworth
and Katherine Farnsworth, Individually and as
husband and wife,

personally known to me to be the same person s whose name s 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
12th day of May A. D. 19 72

Thomas G. Olson
Notary Public

My Commission Expires Aug 23 19 73

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAY 30 '72 12 22 PM

Thomas G. Olson
RECORDER OF DEEDS

21918940

Box No.

Trust Deed

TO

GRANDER, ARNOTT & WITTEBORN
ATTORNEYS AT LAW
SUITE 300 - ELGIN NATIONAL BANK BLDG.
ELGIN, ILLINOIS 60120

END OF RECORDED DOCUMENT