

UNOFFICIAL COPY

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

21 951 672

This Indenture Witnesseth, That the grantor **JOYCE WILLIAMS**

of **Cook** County, Illinois,
in consideration of **Six Thousand Two Hundred and Seventy Six dollars and 00/100 Dollars**
(**\$ 2,276.00**) in hand paid, CONVEY and WARRANT to **The Northlake Bank, 26 W. North Ave., Northlake, Illinois** Trustee of **Cook** County, Illinois, and to his successors in trust, 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 26 in Block 11 in H.O. Stone and Company's World's Fair Addition, a Subdivision in Section 4, Township 39 North, Range 12 East of the Third Principal Meridian, according to plat recorded as Document No. 10262949.**

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 **Joyce Williams**

is indebted upon **a** principal promissory note, bearing even date herewith, payable to the order of

\$104.60 on the 23rd day of August A. D. 1972; \$104.60 on the 23rd day of each and every month beginning on the 23rd day of September A. D. 1972 for fifty seven months succeeding and a final payment of \$104.60 on the 23rd day of July, A. D. 1977.

Said interest is further evidenced by interest notes of proper number and amount.*

Both principal and interest notes shall be paid 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 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 15th 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 cost and expense from any mechanics' or other liens or claim 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 companies 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, for the purpose of adjusting, compromising, arbitrating, appraising and collecting, in case of foreclosure hereof each such insurance policy may be endorsed or rewritten, 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 such decree.

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, tax sale, foreclosure, 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 attorneys' 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 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 such debt shall be so declared, at the rate of 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 the grantor. 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 evidence, appraiser'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, or wherein the grantor, or any holder of any part of said indebtedness, 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 foreclose this Trust Deed, the grantee or some other suitable person or corporation may be appointed Receiver of said premises, and without complainant being required to give any bond, whether the premises be then occupied as a homestead or not, and irrespective of the solvency of any person, the adequacy of the security, with the usual powers and duties of Receiver, and that said Receiver may continue in office during the pendency of said foreclosure and thereafter until redemption made or the issuance of 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 premiums of Receivability, insurance premiums, all taxes and assessments which are a lien or charge at any time during the Receivability, cost of such alterations and repairs, and may also pay and do whatever the grantee is hereby authorized to pay and do. The net income, or any part thereof, may be applied from time to time to any foreclosure decree entered in such proceedings, and in case of a sale and deficiency, the deficiency, whether there be a decree therefor in personam or not, and whether a 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 Receivability.

As additional security the grantor hereby assigns all the rents, issues and profits arising or to arise out of said premises to the grantee hereof and authorizes 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 release 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 indebtedness hereby secured rendering the surplus, if any, to the grantor, if and 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 grantor, or his refusal of said premises, then **The Northlake Bank** of said **Cook** County, is hereby made first successor in this trust, and invested with all the title and the powers granted to said grantor, and if for any like cause said first successor shall at all times 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 the 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 **June**, A. D. 19**72**

Joyce W. Williams (SEAL)

(SEAL)

(SEAL)

(SEAL)

*To be stricken out if no interest coupons are used

Property of
21 951 672

UNOFFICIAL COPY

RECORDER OF DEEDS
COOK COUNTY, ILLINOIS
FILED FOR RECORD

Shelby A. Olson

1972 JUN 26 AM 9 15

JUN-26-72 460146 • 21951672 - A - Rec

5.10

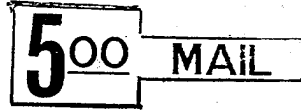
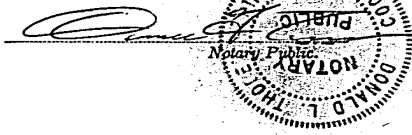
State of Illinois }
County of Cook } ss.

I, Donald L. Thode, a NOTARY

PUBLIC in and for said County in the State aforesaid, Do Hereby Certify,
that Joyce Williams

....., personally known to
me to be the same person.....whose name.....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 volun-
tary 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 23rd
day of June, A. D. 19 72.



21951672



Trust Deed

Joyce Williams

TO

The Northlake Bank
26 W. North Ave.
Northlake, Illinois 60164

ST 621 PLS

END OF RECORDED DOCUMENT