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TRUST DEED—INSURANCE, RECEIVER AND RENTS FOR ONE OR MORE NOTES, WITH OR WITHOUT COUPONS, (ILLINOIS)

This Indenture Witnesseth, That the grantor(s) William H. Selleck and Georgetta A. Selleck, his wife and Georgetta A. Selleck, his wife of Cook County, Illinois in consideration of Seven thousand eight hundred twenty-four and 60/100 Dollars (\$7,824.60), in hand paid, CONVEY and WARRANT to Florence Brehm, 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 8 in Brickman's Resubdivision of Lots 1 to 5 both inclusive in Block 1 in Arthur T. McIntosh and Co.'s Northwest Meadows, being a subdivision in the East 1/2 of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

He, by 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(s) justly indebted upon \$78,246.60 principal promissory note bearing even date herewith, payable to the order of FIRST ARLINGTON NATIONAL BANK, and delivered, in the principal sum of \$7,824.60, payable as follows: 36 successive instalments of \$130.41 each and a final instalment, which shall be \$170.41 beginning on January 20, 1974 and thereafter on the same day of each subsequent month until paid in full.

said note(s) bear(s) interest at the highest rate permissible after maturity, principal and interest payable in lawful money of the United States of America, at the office of FIRST ARLINGTON NATIONAL BANK IN ARLINGTON HEIGHTS, ILLINOIS, or at such other place as the legal holder thereof may from time to time in writing appoint.

The Grantor (s) agrees(s) 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 (3) to keep all buildings at least in good condition and repair without waste and free from any mechanics' or other liens or claim of lien; (4) to complete within a reasonable time any and all buildings now or at any time in process of erection or 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 companies to be approved by the legal holder of the indebtedness secured hereby, with loss clause payable to the grantor hereon 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(s) consent(s) 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(s) irrevocably appointed the attorney in fact of the grantor(s) for grantor(s) and co-grantor(s) named(s) and agreed to execute and deliver such receipts, releases and other writings as shall 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 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 hereinafter required of the grantor(s) and may, but is not obliged to, purchase, discharge, compromise or settle any lien or other lien or title or claim thereof, or redeem from any lien or title or claim thereof, or when so doing, is not obliged to inquire into the validity of any tax, assessment, lien, 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 attorney's fees and any other moneys advanced by the grantor or such holder to protect the lien hereof, and reasonable compensation for each matter herein, which action herein authorized may be taken, shall be so much additional indebtedness secured hereby, immediately due and payable without notice, with interest thereafter at the highest rate permissible.

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 all interest thereon from the time of such breach at the highest rate permissible, 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 foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or of completing abstract covering the whole title to said premises—shall be paid by the grantor(s), 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(s), 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(s) waive(s) all right to the possession of, and income and rents from, said premises pending such foreclosure proceedings, and consent(s) that upon the filing of said foreclosure proceeding the grantor or some other suitable person or corporation may be appointed Receiver of said premises, without notice, and without compliance 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 or 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, alter 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 Receivership, cost of such alterations and repairs, and may also pay and do whatever the grantor(s) hereby authorize(s) to pay and do the net proceeds, 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 personam or not, and whether any subsequent owner of the equity or 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(s) hereby assign(s) all the rents, issues and profits arising or to arise out of said premises to the grantee herein and authorize(s) 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 expenses of rating and charges against said premises; and, second, to the payment of the indebtedness hereby secured rendering the overplus, if any, to the grantor(s) 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(s), or his refusal or failure to act them, James T. Dodds III, 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 also shall fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said Cook County 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 to receiving his reasonable charges.

Whenever in this instrument the expression "grantor(s)" appears it shall be held in each case to refer to and include the person or persons, singular or plural, natural or artificial, described in the premises of this deed, and this Trust Deed and all provisions hereof, shall extend to and be binding upon each person or persons and all persons claiming under or through them.

Witness the hand(s) and seal(s) of the grantor(s) this 18th day of December, A. D. 19 73

William H. Selleck (SEAL)
Georgetta A. Selleck (SEAL)

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UNOFFICIAL COPY

State of Illinois

County of Cook

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I, Paul R. Olsen, a NOTARY PUBLIC in and for said County in the State aforesaid,

Do Hereby Certify, that William H. Selleck and Georgetta A. Selleck, his wife

personally known to me to be the same person as whose names subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that he, she, 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 18th day of December, A. D. 1973

Paul R. Olsen
Notary Public.



State of Illinois, County of Cook, I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the President of the

corporation, and the Secretary of said corporation, and personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said Instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
SEAL
HERE

Given under my hand and official seal, this _____ day of _____ 19_____

Commission expires _____ 19_____ NOTARY PUBLIC

22579695
DOCUMENT NUMBER

Trusteed

TO

Trustee for
FIRST ARLINGTON NATIONAL BANK

First Arlington National Bank
Downs Tower Plaza / P.O. Box 2877
Arlington Heights, Illinois 60006



END OF RECORDED DOCUMENT