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GEORGE F. COLE
LEGAL FORMS

FORM No. 207
May 1969

TRUST DEED (Illinois)
For use with Note Form 1449
intended in addition to monthly
principal payments

at Law Office
AUG 20 AM 10 11
AUG-20-74 8 9 1 1 6 3 • 22821178 • A — Rec 5.10
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The Above Space for Recorders Use Only

THIS INSTRUMENT made August 13, 1974 between **Lowell F. Strutz and Louise Strutz, His Wife** hereinafter referred to as "Mortgagors" and **Midlothian State Bank, a Banking Corporation** herein referred to as "Trustee," witnesseth

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the installment Note hereinafter described in the principal sum of **Two Thousand Six Hundred and 52/100** Dollars and shall be in addition evidenced by one certain installment Note of the Mortgagors of even date herewith made payable to BARRR and delivered in and by which said Note the Mortgagors promise to pay the said principal sum in installments as follows **Seventy Two and No/100** Dollars on the **20th** day of **September** 19 **74** and **Seventy Two and No/100** Dollars on the **20th** day of each month thereafter to and including the **20th** day of **July** 19 **77** with a final payment of the balance due on the **20th** day of **August** 19 **77** with interest on the principal balance from time to time unpaid at the rate of **7%** per cent per annum payable monthly on the dates when installments of principal fall due and shall be in addition to the amount due on principal each of said installments of principal bearing interest after maturity at the rate of **7%** per cent per annum and all of said principal and interest being made payable at **Midlothian State Bank, 3737 W. 147th St., Midlothian, Ill.** or at such other place as the legal holder of the note may from time to time in writing appoint which note further provides that if the holder of the legal holder thereof and without notice the principal sum remaining unpaid thereon, together with accrued interest thereon shall become due and payable, at the place of payment aforesaid in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Deed (in which event election may be made at any time after the expiration of said three days without notice) and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed and the performance of the covenants and agreements herein contained by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid the receipt whereof is hereby acknowledged do by these presents (CONVEY) and WARRANT unto the Trustee, its or his successors and assigns the following described Real Estate and all of their estate, right, title and interest therein, to have and to hold, to and for the use and benefit of the said Trustee, its or his successors and assigns, to wit:

Village of Midlothian, COOK COUNTY OF COOK AND STATE OF ILLINOIS to wit:

Lot 14 in Block 4 in N.W. Prus Realty Company's "Heart of Midlothian, being a resubdivision of Blocks 1, 12, and 14 in Midlothian Gardens, a subdivision in Section 10 Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

which, with the property hereinafter described is referred to herein as the premises. TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are to be held primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including without restricting the foregoing, screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and assigns forever for the purposes and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2, the reverse side of this Trust Deed, are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Mr. Lowell F. Strutz (Seal) & *Mrs. Louise Strutz* (Seal)
Lowell F. M. Strutz — **Louise Strutz**

State of Illinois, County of **Cook**, ss., I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Lowell F. Strutz and Louise Strutz, His Wife**

personally known to me to be the same person, whose name is **above** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **they** 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 official seal, this **13th** day of **August** 19**74**.
Commission Expires **Oct. 8, 1978** *Hannel Bittel* Notary Public

This instrument prepared by:
Barbara Gordon, Midlothian State Bank
Midlothian, Illinois

ADDRESS OF PROPERTY:
14850 S. Keystone Avenue
Midlothian, Illinois

MAIL TO: **Midlothian State Bank**
ADDRESS 3737 W. 147th Street
CITY AND STATE Midlothian, Illinois ZIP CODE **60445**

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)

OR RECORDER'S OFFICE BOX NO. (Address)

DOCUMENT NUMBER
22821178

UNOFFICIAL COPY

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS

1. Mortgagors shall (1) keep said premises in good condition and repair without waste (2) promptly repair restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed (3) keep said premises free from mechanics liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note (5) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note

2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes special assessments water charges sewer service charges and other charges against the premises when due and shall upon written request furnish to Trustee or to holders of the note the original or duplicate receipts therefor To prevent default hereunder Mortgagors shall pay in full under protest in the manner provided by statute any tax or assessment which Mortgagors may desire to contest

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby all in companies satisfactory to the holders of the note under insurance policies payable in case of loss or damage to Trustee for the benefit of the holders of the note such rights to be evidenced by the standard mortgage clause to be attached to each policy and shall deliver all policies including additional and renewal policies to holders of the note and in case of insurance about to expire shall deliver renewal policies not less than ten days prior to the respective dates of expiration

4. In case of default therein Trustee or the holders of the note may but need not make any payment or perform any act herebefore required of Mortgagors in any form and manner deemed expedient and may but need not make full or partial payments of principal or interest on prior encumbrances if any and purchase discharge compromise or settle any tax lien or other prior lien or title or claim thereof or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith including reasonable attorneys fees and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments may do so according to any bill statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill statement or estimate or into the validity of any tax assessment sale forfeiture tax lien or title or claim thereof

6. Mortgagors shall pay each item of indebtedness herein mentioned both principal and interest when due according to the terms hereof At the option of the holders of the principal note and without notice to Mortgagors all unpaid indebtedness secured by this Trust Deed shall notwithstanding anything in the principal note or in this Trust Deed to the contrary become due and payable when default shall occur in payment of principal or interest or in case of default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained

7. When the indebtedness hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise holder of the note or Trustee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt In any suit to foreclose the lien hereof there shall be allowed and included as additional indebtedness in the decree for sale the expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys fees Trustee's fees appraisal fees outlays for documentary and expert evidence stenographers charges publication costs and costs (which may be estimated as if items to be expended after entry of the decree) of procuring all such abstracts of title title searches and examinations guarantee policies Torrens certificates and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to holders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises In addition all expenditures and expenses of the nature in this paragraph mentioned shall be so much additional indebtedness secured hereby and immediately due and payable with interest thereon at the rate of seven per cent per annum when paid or incurred by Trustee or holders of the note in connection with (a) any action suit or proceeding including but not limited to probate and bankruptcy proceedings to which either of them shall be a party either as plaintiff claimant or defendant by reason of this Trust Deed or any indebtedness hereby secured or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority First on account of all costs and expenses incident to the foreclosure proceedings including all such items as are mentioned in the preceding paragraph hereof second all other items which under the terms hereof constitute the indebtedness additional to that evidenced by the note hereby secured with interest thereon as herein provided third all principal and interest remaining unpaid fourth any overplus to Mortgagors their heirs legal representatives or assigns as their rights may appear

9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed the Court in which such complaint is filed may appoint a receiver of said premises Such appointment may be made either before or after sale without notice without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver Such receiver shall have power to collect the rents issues and profits of said premises during the pendency of such foreclosure suit and in case of a sale and a deficiency during the full statutory period for redemption whether there be redemption or not as well as during any further times when Mortgagors except for the intervention of such receiver would be entitled to collect such rents issues and profits and all other powers which may be necessary or are usual in such cases for the protection possession control management and operation of the premises during the whole of said period The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of (1) the indebtedness secured hereby or by any decree foreclosing this Trust Deed or any tax special assessment or other lien which may be or become superior to the lien hereof or of such decree provided such application is made prior to foreclosure sale (2) the deficiency in case of a sale and a deficiency

10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured

11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose

12. Trustee has no duty to examine the title location existence or condition of the premises nor shall Trustee be obligated to record this Trust Deed or give power herein given unless expressly obligated by the terms hereof nor be liable for any acts or omissions hereunder except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee and he may require indemnities satisfactory to him before exercising any power herein given

13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid and Trustee may execute and deliver a release hereof to and at the request of any person who shall either before or after maturity thereof produce and exhibit to Trustee the principal note representing that all indebtedness hereby secured has been paid which representation Trustee may accept as true without inquiry Where a release is requested of a successor trustee such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof and where the release is requested of the original trustee and he has never executed a certificate on any instrument identifying same as the principal note described herein he may accept as the genuine principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as makers thereof

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed In case of the death resignation inability or refusal to act of Trustee shall be first Successor in Trust and in the event of his or its death resignation inability or refusal to act the then Recorder of Deeds of the county in which the premises are situated shall be second Successor in Trust Any Successor in Trust hereunder shall have the identical title powers and authority as are herein given Trustee and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder

15. This Trust Deed and all provisions hereof shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof whether or not such persons shall have executed the principal note or this Trust Deed

The Installment Note mentioned in the within Trust Deed has been

identified herewith under Identification No _____

Trustee

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

END OF RECORDED DOCUMENT

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