

22 680 888

TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantor S
JOHN F. SULLIVAN AND FRANCES P. SULLIVAN,
HIS WIFE, JOINTLY

of Elmhurst in the County of COOK
State of ILLINOIS for and in consideration of the
sum of SEVEN THOUSAND (\$7,000.00) DOLLARS

THE ABOVE SPACE FOR RECORDER'S USE ONLY

in hand paid, CONVEY and WARRANT TO
MICHAEL A. SPEZIALE, AS TRUSTEE
17 W. 205 Roosevelt Road

of OAKBROOK TERRACE in the County of DUPAGE in the 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, light-
ing, gas and plumbing apparatus and fixtures and everything appurtenant thereto, together with all rents, issues, and
profits of said premises, situated in the County of COOK and State of Illinois, to-wit:

Lot 20 in Frederick H. Bartlett's Butterfield Hills, being a
Subdivision of part of the West fractional half (North of the
center line of Old 12th. Street and Buck Road) of the South
West fractional quarter South of the Indian Boundary Line of
Section 18, Township 39 North, Range 12 East of the Third
Principal Meridian, North of the Indian Boundary Line, in
Cook County, Illinois. **

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 the performance of the covenants and agreements hereon.
WHEREAS, the Grantor JOHN F. SULLIVAN AND FRANCES P. SULLIVAN, HIS WIFE, JTLY.
justly indebted upon Note & Security Agreement for the principal amount of SEVEN THOUSAND (\$7,000.00) DOLLARS
bearing even date herewith, payable to the order of BANK OF OAKBROOK TERRACE

THE GRANTOR covenants and agrees as follows: (1) to pay said indebtedness, and the interest thereon as herein provided,
and according to the tenor and effect of said note; or according to any agreement extending time of payment; (2) to pay all taxes and
assessments against such premises when and as the same become due and payable and on demand, to exhibit receipts therefor; (3) within
any days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed
or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings at any time on said premises insured
against fire by fire, windstorm and such other hazards in companies to be approved by the holder of and in amount equal to said indebtedness
and deliver to holder of said indebtedness the insurance policies so written as to require all payments for loss thereunder to be applied in
reduction of said indebtedness; and (6) not to suffer any mechanics or other lien to attach to said premises. In the event of failure so to
insure, or pay taxes or assessments, the grantee or holder of said indebtedness, may procure such insurance or pay such taxes or assess-
ments, or discharge or purchase any tax lien or title affecting said premises; and all money so paid, the grantor agrees 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.

Evidence of this indenture described property shall be left with the trustee until all said note paid, and in case of foreclosure
said abstract shall become the property of the purchaser of said foreclosure sale.

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 said 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 by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with
the foreclosure hereof—including reasonable solicitor's fees, salaries for documentary evidence, stenographer's charges, cost of procuring or
completing abstract showing the whole title to said premises embracing foreclosure decree—shall be paid by the grantor; and the like
expenses and disbursement, occasioned by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, as
such may be the party, shall also be paid by the grantor. All such 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 expense and disbursements,
and the cost of suit, including solicitor's fees, have been paid. The grantor waives all right to the possession of and income from
said 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, or Receiver shall and may at once be appointed 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 commission, to pay to the person entitled thereto in reduction of the indebtedness hereby secured, or in reduction of any deficiency
decree entered in such foreclosure proceedings, or in reduction of the redemption money if said premises be redeemed, or if not redeemed,
to the person entitled to the Master's Deed under the certificate of sale.

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IN THE EVENT of the death, removal or absence from said DuPage County of the grantee, or of his refusal or failure to act then DALLAS H. HIMM, as Trustee of said County, is hereby appointed to be 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 DuPage County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee, or his successor in trust, shall release said premises to the party entitled thereto on receiving his reasonable charges.

WITNESS the hand and seal of the grantor this 16th day of October A. D. 1974

John F. Sullivan (SEAL)
John F. Sullivan (SEAL)

Frances P. Sullivan (SEAL)
Frances P. Sullivan (SEAL)

STATE OF ILLINOIS } ss.
DU PAGE COUNTY }

I, Judy Van Hanxleden a Notary Public in and for and residing in said County, in the said State aforesaid, DO HEREBY CERTIFY That JOHN F. SULLIVAN AND FRANCIS P. SULLIVAN, HIS WIFE JTLY.

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he, she, it, we, they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial seal this Sixteenth day of October D 19 74

Judy Van Hanxleden
Notary Public

My Commission expires Dec. 19 77

Principal note identified by _____

Trustee _____

10-16-74 818-47 • A --- 5.00

This Instrument was prepared by

H. Anne Kelsch
17 W. 695 Roosevelt Road
Villa Park, Illinois 60181

5.00

TRUST DEED

To _____

Trustee

Document No. _____

MAIL TO

MAIL TO

BANK OF OAKBROOK TERRACE
OAKBROOK TERRACE ILLINOIS
17 W. 695 ROOSEVELT ROAD
VILLA PARK, ILLINOIS 60181

STOCK FORM 8814 BANKFORMS, INC.

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END OF RECORDED DOCUMENT