## **UNOFFICIAL COPY**

## 22 218 878

TRUST DEED the Village of THIS INDENTURE WITNESSETH, That the undersigned as grantors, of\_ Franklin Park , County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to First State Bank and Trust Company of Franklin Park, a banking association, as Trustee, of Franklin Park, Illinois, (herein referred to as "Trustee") the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois, to wit:
Parcel 1: The East 19.50 feet of the West 64.00 feet of Lot 11 in Eden Gardens, being a subdivision in the North West Quarter of the North East Quarter of Section 21, Township 40 North, Parcel? Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Coronants and Easements dated January 16, 1967 and recorded January 17, 1967 as Document 27045204 and as created by Deed from Eden Gardens, Inc. to William G. Urso and Jane A. Urso his wife, dated July 30, 1970 and recorded September 23, 1970 as Document 21272203 for ingress and egress over and across.

The South 8. 20 20 10 11 1 Range 12 East of the Third Principal Meridian. The South 8.50 fert of Lot 11 (except that part thereof falling in Parcel 1 aforesaid) in Eden Gardens Subdivicion aforesaid, all in Cook County, Illinois.

hereby releasing and aiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantors agree? to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenanta le nd in good repair and free of liens. In the event of failure of Grantors to comply with any of the above ovenants, then Trustee is authorized to attend to the same and pay the bills therefor, which shall with 8 % ir eres, thereon, become due immediately, without demand AS FURTHER SECURITY Gr. stors bereby assign, transfer and set over to Trustee all the rents, issues and profits of said premises, from and after this cate, and authorize it to sue for, collect and receipt for the same, to serve all necessary notices and demands. This profits forcedings to recover possession thereof, to rerent the said premises as it may deem proper and to apply the money so arising to the payment of the indebtedness secured hereby, or to any advancement made as aforesaid, and it shall not be the duty of Trustee to inquire into the validity of any such taxes, as a ments, liens, encumbrances, interest or advancements. In trust, nevertheless, for the purpose of securing payment of any advances made as aforesaid and of the principal sum and interest thereon in accordance with the tenns, provisions and conditions of a certain Instalment Note of even date herewith, in the principal sum or \$\frac{5}{24}\$. \$\frac{774.60}{60}\$, wherein the undersigned prom-, wherein the undersigned promise to pay to the order of the First State Bank and Trust Courtary of Franklin Park, in 60  $_{ extstyle -}$  and the same amount  $extstyle extstyle \sim$ as follows: \$ 62.91 on the 16th day of Marca , 19<u>73</u> on the 16th day of each month thereafter, except that the final in all aent shall be the unpaid balance,  $\infty$ with interest at the rate of 8 % after maturity. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the holder of said Note or Trustee shall have the right to foreclose the lien hereof. In any soft to oreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or the holder of the control of the for attorneys' fees, trustee's fees, outlays for documentary evidence, stenographers' charges, publication of strain toots of procuring all abstracts of title, title searches and examinations, guarantee policies, Torrens certificate, and similar data and assurances with respect to title. and assurances with respect to title. All rights conferred upon said Trustee or holder of the Note hereunder are in addition to any rights conferred upon said Trustee or holder under the terms of any security agreement from time to time it for a creating a security interest in personal property to secure payment of said Note. Any foreclosure action ma 12 trought hereunder before, after or during the pendency of any action brought to enforce any such security interest. 9th Witness our hands and seals this Over i, • igjans - as president tega from be

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STATE OF Illinois  Cook County,  I. Rose Rossino  a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Erwin A. Bania and Miriam A. Bania.  his wife are personally known to me to be the same persons whose name 8 are subscribed to the foregoing Instrument, appraised before me this day in person and acknowledged that they signed to the purposes therein set forth, including the release and warry the foregoing Instrument as their free and votors of the same persons.  Given under my hand and Notarial Seal this form of February and in the same persons whose name 8 are subscribed to the foregoing Instrument, appraised before me this day in person and acknowledged that they signed to the same persons.  Given under my hand and Notarial Seal this form of February and the same persons whose name 8 are subscribed to the foregoing Instrument, appraised before me this day in person and acknowledged that they signed to the same persons.  Signed to the State aforesaid, do hereby certify that Erwin A. Bania and Miriam A. Bania.  Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Erwin A. Bania and Miriam A. Bania.  I. Rose Rossino  a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Erwin A. Bania and Miriam A. Bania.  A Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Erwin A. Bania and Miriam A. Bania.  A Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Erwin A. Bania and Miriam A. Bania.  A Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Erwin A. Bania and Miriam A. Bania.  I. Rose Rose in the said County, in the State aforesaid, do hereby certify that Erwin A. Bania.  A Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Erwin A. Bania.  I. Rose Rose in the sa
RECORDER OF DEEDS COOK COUNTY HUNDES  FEB-13-73 5 7 7 6 5 4 • 22218878 4 A — Rec 5.10
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Trust Do  Erwin A. B  Erwin A. B  10101 WES  FRANKLIN PA  OF FRANKLIN PA  10101 WES  FRANKLII PA  FRANKLII PA  FRANKLII PA
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