TRUST DEED COOK COUNTY, ILLINOIS

Jun 18 73 9 58 AK

22 363 782 THE ABOVE SPACE FOR RECORDERS USE ONLY

22363782

THIS INDENTURE, made June 1 1973 between

JAMES F. CLINTON and LILLIAN CLINTON, his wife

herein referred to as "Mortgagors," and
THE FIRST NATIONAL BANK and TRUST COMPANY OF BARRINGTON, a National Banking Association doing business in Barrington, Illinois, herein referred to as TRUSTEE, witnesseth: THAT. WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter

described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of-----

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date on the balance of principal remaining from time to time unpaid at the rate of per cent per annum in instalments as follows: One Hundred Ninety Three and 83/100------

day of September 1973

andOne Hundred Ninety Three and 83/100

day of each month thereafter until said note is fully paid except that the final pay-Dollars on re first day of each month thereafter until said ment of rine al and interest, if not sooner paid, shall be due on the first day of August ment of rine, at and interest, if not sooner paid, shall be due on the first applied to interest on the unpaid principal balance ar 3 he remainder to principal; provided that the principal of each instalment unless paid when due shall bear interes, at the rate of the content per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Barrington, Illinois, as the holders of the note, may from time to time, in writing appoint, and in absence of such appointment, then at the office of The First National Bank and Trust Company in said City, of Barrington

In Said City,

NOW, THEREFORE, the Mortage ore to coure the earment of the said principal sum of money and said interest in accordance with the terms, previsions and limitations of this treat deed, as the performance of the coverants and agreements herein contained, by the Mortageons to be performed,
and also in consideration of the sum of One Delist in hard paid, the execute whereal is hereby additionable, but the Mortage of the MANRAFT unto the Trustee, this access was all askinged, the following described Real Estate and all of their estate, right, title and interest therein, situate,

lying and being in the to wit:

COUNTY OF COOK

AND STATE OF ILLINOIS.

Lot 16 in Block 2 in Sunser Lige Farms Unit No. 1, being a Subdivision of part of Section 26, Towns itp 42 North, Range 9 East of the Third Principal Meridian as per plat r con ed November 22, 1967 as Document 20329735 in Cook County, Illino s.



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		Page 2		
5. The Trustee or the ing to any bill, statement or into the validity of any	holders of the note hereby secured making an or estimate procured from the appropriate to tax, assessment, sale, forfeiture, tax lien or	payment hereby authorized reliable office without inquiry into	ating to taxes or assessmenta, ro the accuracy of such bill, sta	may do so accord- tement or estimate
option of the holders of the in the note or in this Trust of principal or interest on	r each item of indebtedness herein mentioned e note, and without notice to Mortgagors, all is Deed to the contrary, become due and payab the note, or (b) when default shall occur and	both principal and interest, we unpaid indebtedness secured by le (a) immediately in the case continue for three days in the	when due according to the term y this Trust Deed shall, notwit of default in making payment performance of any other agrees	ns hereof. At the hstanding anything of any instalment ment of the Mort-
7. When the indebtedne to foreclose the lien hereod, all expenditures and expension to the lient hereod, and expension to the lient hereod, and summary the lient hereody and similar data and assure that the lient hereody and the lient hereody and payable, with interest (a) any proceeding, includ by reason of this trust data crust of such right to	ess hereby secured shall become due whether in any suit to foreclose the lieu hereof, the foreclose the lieu hereof, the decompening and severe in the decree) of programs all such abstracts ances with respect to title as Trustee or hold the decree) of programs all such abstracts on the sature, in this paragraph of normant to the nature, in this paragraph of normant to the nature, in this paragraph of normant to the nature, in this paragraph of the per an ing probate and bankruptery proceedings, to foreclose whether or a neteritary common or of the per and the per	by acceleration or otherwise, he acceleration of otherwise defined behalf of Trustee or holders of the cert charges, publication costs as of title, title searches and extended and such decree the true condition of the certain of the condition of the certain of the condition of the certain o	blers of the pots or Trustee at 4 and titleman intellistees in it if the note for attorneys fees, ad costs (which may be estimat minastons, guarantee policies, T of the title to or the value of the indebtedness secured hereby an Trustee or bolders of the note. Trustee or bolders of the note. Trustee or bolders of the note.	hall have the right the decree for sale Truster's lees, and the sale of the sa
8. The proceeds of any costs and expenses inciden other items which under wided; third, all principal	or the security hereoi, whether or not actually foreclosure asks of the premises shall be dit to the foreclosure proceedings including all the terms hereof constitute secured indebtednand interest remaining unpaid on the note;	stributed and applied in the foll such items as are mentioned eas additional to that evidenced fourth, any overplus to Mortga	lowing order of priority: First, in the preceeding paragraph l by the note, with interest ther agors, their heirs, legal represen	on account of all hereof; second, all eon as herein pro- statives or assigns.
9. Upon, or at any timines, Such appointment may of application for such read and the Trustee hereunder during the pendency of such receive, launce and positive a and operation of the premise and operation of the premise the such control of the premise of the p	so after the filling of a bill to forrelose this try be made either before or after aske without may be appointed as such receiver. Such re to foreclosure unit and, it case of a sale and and the such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as a such as the such as the such as the such as a such as the such as the such as the such as a such as the such as the such as the such as a such as the such as the such as the such as a such as the such as the such as the such as a such as the such as the such as the such as a such as the such as the such as the such as the such as a such as the s	ust deed, the court in which size; sortice, without regard to the it, the premises or, whether the sectiver shall have power to coll a deficiency, during the full me except for the intervention; me except for the intervention; the continual in such assessment of the continual in such assessment of the continual in the continual	th bill is filed may appoint a rec- solvency or insolvency of Moray same shall be then occupied as a lect the rents, issues and profit statutory period of redemption, of such receiver, would be entitle of such receiver, would be entitle to the protection, possession, or control this receiver and the profit to application is made prior to the application is made prior to	civer of said premaragers at the time a homestead or not a of said premises whether there be led to collect such postrol, management net income in his arx, special assession foreclosure sale;
the party interposing same	enforcement of the hen or of any provision in an action at law upon the note hereby ders of the note shall have the right to inspect	hereof shall be subject to any secured. It the premises at all reasonable	defense which would not be good times and access thereto shall	od and available to
12. Tus ee has no dut or to exercise any power l its ow, gross religence of	ty to examine the title, location, existence, or herein given unless expressly obligated by the r misconduct or that of the agents or employ	condition of the premises, nor s terms hereof, nor he liable for ees of Trustee, and it may req	shall Trustee be obligated to rec any acts or omissions hereunder, uire indemnities satisfactory to	ord this trust deed , except in case of it before exercising
13. Trustee 'an release secured by this rust dred either before a fit mater representation Trust e 'y genuine note here' esseriforms in subst. with it thereof; and where the red described herein; it may strictly herein persons in subst.	this trust deed and the lien thereof by or has been fully noted; and Trustee may execu- rity thereof, produce and exhibit to Trustee accept as tree without inquiry. Where a reaccept as tree without inquiry. Where a he description herein contained of the note a can be required not herein described of the contract of the original trustee and or the requirement of the contract of the form of the contract of the contract of the form of the contract of the contract of the form of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the trustee in writing filed in the office.	per instrument upon presentati te and deliver a release hereof the note, representing that all lease is requested of a successor leasification purporting to be execut and which purports to be execut it has never executed a certifica my note which may be present	ion of satisfactory evidence the on and at the request of any indebtedness hereby secured has trustee, such successor trustee becauted by a prior trustee hereus ed by the persons herein designate on any instrument identifying all and which conforms in subse	at all indebtedness person who shall, s been paid, which may accept as the nder or which con- ated as the makers s same as the note stance with the de-
recorded or filed. In case situated shall be Successor	or the resignation, inability or refusal to act in rust. Any Successor in Trust hereunder	of Trustee, the then Recorder shall have the identical title,	of Deeds of the county in whice	th the premises are trein given Trustee,
15. In order to provide must real estate taxes as e ligation on the last day of assessments, future hazard	de for the syment i taxes, the undersigned tatimated by the holer of said note, in such each such year during the term of said obliging the said of th	promises to pay monthly in addi- manner as the holder may prescr- cation. The undersigned promises that may accruse argainst the	ition to the above payments, one the, so as to provide for the cur- s further to pay monthly a property securing said indulta-	e-twelith of the au- rrent year's tax ob- orata share of all
estimated to be sufficient upon demand. It is tarred item (2) be carrieved, a indebtedness as meived, if such sums are held in a undersigned with the hold holder of said note is auti	see that the mine of the resemble connection of the for the years of the undersigned it that the see that the	d other charges is not sufficient of the holder (1) be held in trithdrawn by it to pay such item obligation sums sufficient to pay our constitution of the holder is author of the holder is author without further inquiry.	it, the undersigned promises to ust by it without earnings for it si; or (3) be credited to the un said items as the same accrue; a vy pickgred together with any of wired to withdraw the same and	pay the difference he payment of such paid halance of said and become payable, her account of the apply hereon. The
10. 1 mm 1 rust Deed 2	nd all provisions hereot, shall to and I			
and the word "Mortgagers The note secured to an amount which to an amount which the or any part of the next 5 yr. the next 5 yr. the next 5 yr. the next 5 yr.	when used beries shall have a lack be reported that he hope the report of the unpaid princips. Better and 1% thereafter.	sour and all persons liable for frust Deed the borrowe ory payments. Will at par; and to pay ince at a premium o repayments are to	the rayment of the indebtetors rs retain the priy; not exceed 20% of in addition to the f 3% during the fir be made on interes	through Mortgagora, of any part there the original above the 27 st. 27 st. payment dat
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