

22 371 338

2-230/8

TRUST DEED

HIS INDENTURE WITNESSETH, That the undersigned as grantors, of North Riverside 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 Dorothy M. Dehnert, Trustee of Hinsdale County of Du Page and State of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit:

Lots 17, 18, 19 and 20 in Block 9 in Arthur T. McIntosh 26th Street Addition, being a subdivision of the West 50 acres, except that part thereof conveyed to the Chicago Madison and Northern Railroad Company, and except the South 30 feet of the South 60 Acres of the Northwest Quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois Illinois

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of

Whereas, the grantors William Frederick Lindeman, Sr. and Alice Lindeman, his wife justly indebted upon their promissory note(s) dated June 19, 1973, payable to the order of Hinsdale Federal Savings and Loan Association the sum of Five Thousand Seven Hundred Forty-seven & 52/100 dollars, at the office of the legal holder of this instrument, in 96 successive monthly installments each of \$ 59.87, except the final installment, which shall be the balance due on this note, commencing on the 20th day of May 19 73 and on the same date of each month thereafter until paid.

THE GRANTOR Agree as follows: (1) to pay such indebtedness, and the interest thereon after maturity as in said notes provided, or according to any agreement extending time of payment; (2) to pay, on the first day of July in each year, all taxes and assessments against said premises, and, on demand, to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) to keep said premises in good condition and repair without waste and free from any mechanics' or other liens or claim of any kind to be completed within a reasonable time and all buildings now or at any time in process of erection on said premises; and (6) 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 grantee herein as his interest may appear, and all such policies shall be deposited and remain with the legal holder of the indebtedness secured hereby.

In the event of a breach of any of the aforesaid agreements, the whole of said indebtedness, including late charges shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the time of such 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 been matured by express terms. All expenses and disbursements, paid or incurred in behalf of complainant in connection with proceedings for the foreclosure hereof - including reasonable solicitor's fees, outlays for documentary evidence, surveyor's charges, cost of procuring or of completing abstract showing 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 grantee, 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.

In Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein set forth.

IN THE EVENT of the death, inability, removal or absence from said Du Page County of the trustee, or of his refusal or failure to act, then Kenneth A. Lytle of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse to act, the person who shall then be the acting trustee of Cook County is hereby appointed to be second successor in this trust. And when all the covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto, subject to reasonable charges.

Witness our hands and seals this 19th day of June A. D. 19 73

William F. Lindeman
Alice Lindeman



22 371 338

SEE 158 SS

STATE OF Illinois)
 Du Page)
 County,) ss. I, Ida K. Panko
 a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
 certify that William Frederick Lindeman, Sr. and Alice
Lindeman personally known to me to be the same persons whose name
 are 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 Notarial Seal this 19th
June A.D. 1973
 My Commission expires July 27 1976 Ida K. Panko Notary Public.

1973 JUN 22 11 58 AM

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

JUN-22-73 644795 • 2271338 • A — Rec 5.00

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TRUST DEED

William Frederick Lindeman, Sr. and
Alice Lindeman

Dorothy M. Dehnert, Trustee
Hinsdale, Illinois

500



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Hinsdale Federal Savings & Loan
Grant Square, Hinsdale, Ill. 60521

END OF RECORDED DOCUMENT