

TRUST DEED

23 471 338

THIS INDENTURE WITNESSETH: That the Grantors Stanley F. Glista and Kathleen M. Glista his wife, each in his and her own right and as husband and wife of Bellwood in the County of Cook State of Illinois for and in consideration of the sum of \$ (Three Thousand Ninety Nine and 43/100 in hand paid, CONVEY and WARRANT TO Elmhurst National Bank, Trustee

THE ABOVE SPACE FOR RECORDER'S USE ONLY

of Elmhurst in the County of DuPage in the State of Illinois and to its 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, lighting, 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 DuPage and State of Illinois, to-wit:

Lot 14 in Block 27 in Hulbert's St. Charles Road Subdivision being a Subdivision in North one half of Section 8, Township 39 North, Range 12 East of the Third Principal Meridian 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 herein.

WHEREAS, the Grantors Stanley F. Glista and Kathleen M. Glista their collateral Promissory Note in the principal amount of Three Thousand Ninety Nine and 43/100 bearing even date herewith, payable to the order of Elmhurst National Bank, Trustee

THIS MORTGAGE IS A JUNIOR MORTGAGE Office 23 471 338

THE GRANTOR... and agree... 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 sixty days after destruction or damage to building or structure or improvements on said premises that may have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings or any part on said premises insured against loss by fire, windstorm and such other hazards in accordance to be approved by the holder of said indebtedness and deliver to holder of said indebtedness the insurance policies or written or to require all payments for loss thereunder to be applied in reduction of said indebtedness; and (6) not to suffer any mortgage or other lien to attach to said premises. In the event of failure as to insure, or pay taxes or assessments, the grantor or holder of said indebtedness, may process such insurance or pay such taxes or assessments, 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 of such tax, per annum, shall be as much additional indebtedness incurred hereby. Evidence of title of the within described property shall be held with the trustee until all said note... paid, and in case of foreclosure any proceeds together with attorney's charges based thereon or County Title Policy and/or Mortgage Policy together with commissions thereof shall become the property of the purchaser of said indebtedness here.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all accrued 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 convertible by foreclosure hereon, or by suit at law, or both, the same as if all of said terms of said note had been agreed to by separate loans.

UNOFFICIAL COPY

IT IS AGREED by the grantor S that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof — including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract and/or Title Guaranty Policy showing the whole title to said premises embracing foreclosure decree — shall be paid by the grantor S; and the like expenses and disbursement, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such may be the party, shall also be paid by the grantor S. 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 S 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, a Receiver shall and may or cause to be appointed to take possession and charge of said premises, and collect such income and the same, less receivership 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.

To further secure the obligation, the Grantors agree to deposit with the Trustee, or ~~RECORDING OFFICE~~ RECORDING OFFICE month, commencing 10/1/76 until the indebtedness hereby secured shall have been fully paid, an amount equal to 1/12th of the annual real estate taxes, special assessment levies and property insurance premiums. Said sums shall be held by the Trustee, or noteholder without any allowance of interest, for application toward payment of taxes, special assessment levies and insurance premiums when due, but the Trustee, or noteholder, shall be under no obligation to ascertain the correctness of or to obtain the tax, special assessment levies or insurance bills. The Trustee or noteholder undertakes to attend to payment only upon presentation of such bills. The Grantors further agree to deposit within 10 days after receipt of demand therefor any deficiency in the aggregate of such monthly deposits in the event the tax, special assessment levies or insurance bills when issued shall be in excess thereof. If the funds so deposited exceed the amount required to pay such taxes and assessments (general and special) for any year, the excess shall be applied on a subsequent deposit or deposits. In the event of a default in any of the provisions contained in this trust deed or in the note secured hereby, the holder of the note may at his option, without being required to do so, apply any moneys at the time on deposit, or any of Grantor's obligations herein or in the note contracted in such order and manner as the holder of the note may elect. When the indebtedness hereby secured has been fully paid, any remaining deposits shall be paid to Grantor or to the then owner or owners of the mortgaged premises.

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 Harry F. Milkert 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 S and seal S of the grantor S this 30th day of April A. D. 19 76

(SEAL) Stanley F. Glista (SEAL)
 (SEAL) Kathleen M. Glista (SEAL)
 APR 30 PM 3 09
 Kathleen M. Glista

STATE OF ILLINOIS } ss.
 DU PAGE COUNTY }
 I, Janice M. Ryan a Notary Public in and for and residing in
 said County, in the said State aforesaid, DO HEREBY CERTIFY that Stanley F. Glista and Kathleen M. Glista his wife

personally known to me to be the same person S whose name S 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 and purpose therein set forth, including the release and waiver of the right of redemption under my hand and Notarial seal this 30th day of April A. D. 19 76.



Notary Public
Janice M. Ryan
 Principal note identified by
Harry F. Milkert Trustee



This instrument was prepared by
Jules V. Karczag, Jr.
 c/o Elmhurst National Bank 10
 Elmhurst, Illinois 60120

TRUST DEED
 Stanley F. Glista
 Kathleen M. Glista
 TO
 ELMHURST NATIONAL BANK
 Trustee

DOCUMENT NO.
 LOAN NO.



MAIL TO
 ELMHURST NATIONAL BANK
 105 S. YORK STREET
 ELMHURST, ILLINOIS

23471395

END OF RECORDED DOCUMENT