

UNOFFICIAL COPY

TRUST DEED

23 600 226

THIS INDENTURE, Witnesseth, that the following named Grantor s William B. Johnson and Nancy P. Johnson, his wife for and in consideration of the sum of Nine Thousand Five Hundred and no/100 Dollars in hand paid, CONVEYS AND WARRANTS to Thomas E. Loftus, Trustee

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the Village of Brookfield County of Cook and State of Illinois, to-wit:

The South 45 feet of Lot 18 in Block 4 in Brookfield Manor in the North East 1/4 of Section 34, 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 performance of the covenants and agreements herein.

WHEREAS, The aforesaid Grantor, being justly indebted upon a promissory note bearing even date herewith payable to the order of Westchester Trust and Savings Bank, Westchester, Illinois in the amount of Nine Thousand Five Hundred and no/100 payable with interest thereon at the rate of 8 3/4% per annum from August 3, 1976 until maturity, payable January 25, 1977 and with interest after maturity until paid at the rate of 8 3/4% per annum. This Trust Deed is subject and subordinate to a prior lien to Mid America Federal Savings and Loan Assoc.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June 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) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee hereunder; (6) to hereby authorize to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee of Mortgage, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (7) to pay all prior incumbrances and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; 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.

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 such breach, at seven per cent per annum, shall be recoverable by foreclosure thereof, or by sale 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 hereon including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or compiling abstract showing the whole title of said premises embracing foreclosure decree--shall be paid by the grantor 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, 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 proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be stayed, nor a release therefrom given, until all such expenses and disbursements and the costs of this proceeding including bill of costs have been paid. The grantor for said grantor and for the heirs, executors, administrators and assigns of said grantor waives all right to the possession of and income from said premises pending such foreclosure proceedings, and agrees that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed may, at once and without notice to the said grantor or to any party claiming under said grantor appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

IN THE EVENT of the death, removal or absence from said Cook County of the

grantee, or of his refusal or failure to act, then Kenneth J. Keating 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 Deed of said 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, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 3rd day of August A.D. 1976

The Principal Note mentioned herein is on file with the Cook County Recorder of Deed, Book 23 600 226, Page 123

William B. Johnson (SEAL)
Nancy P. Johnson (SEAL)
Thomas E. Loftus (SEAL)

THIS INSTRUMENT PREPARED BY:
THOMAS E. LOFTUS
WESTCHESTER TRUST AND SAVINGS BANK
10300 W. CERRARU ROAD
WESTCHESTER, IL 60153

23 600 226

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AUG-17-76 2 5 3 5 4 : * 21400026 * A -- Rec 10.0

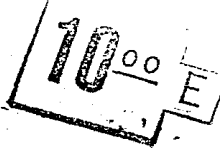
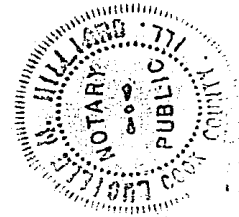
State of Illinois
County of Cook } ss.

I, Luille M. Sullivan
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
William B. and Nancy P. Johnson, his wife

personally known to me to be the same persons whose names S are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 3rd
day of August A. D. 1976

Luille M. Sullivan
Notary Public



2360026



WESTCHESTER TRUST AND SAVINGS BANK
10500 WEST CERMAK ROAD
WESTCHESTER, ILLINOIS 60153

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT