

THIS DOCUMENT WAS PREPARED ON BEHALF OF
THE ITASCA STATE BANK BY
CRAIG O. LARSON, ATTORNEY AT LAW
130 N. Bloomingdale Rd., Bloomingdale, Ill 60108

TRUST DEED

23 605 943

THIS INDENTURE WITNESSETH: That the Grantor s,

ERWIN J. ANDERSEN AND JANICE MARY ANDERSEN,
His wife
of Schaumburg in the County of Cook
State of Illinois for and in consideration of the
sum of \$ 10,000.00
in hand paid, CONVEY and WARRANT TO

THE ABOVE SPACE FOR RECORDER'S USE ONLY

GLENN E. MENSCHING, TRUSTEE
of Village of Itasca in the County of DuPage in the State of
Illinois and to his 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, light-
ing, 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 Cook and State of Illinois, to-wit:
Lot 7 in Block 11 in Branigar's Meadow Knolls, subdivision of that part of the
South West 1/4 of Section 27 and the North 1/2 of Section 34, Township 41 North,
Range 10 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 Grantor s, ERWIN J. ANDERSEN AND JANICE MARY ANDERSEN, His wife

justly indebted upon their one Promissory Note in the principal amount of 10,000.00

bearing even date herewith payable to the order of "Bearer" three (3) years after date at the office
of The Itasca State Bank, 308 W. Irving Park Road, Itasca, Illinois 60143 with
interest thereon at the rate of six (6%) per cent. per annum, payable monthly.
This note is to bear interest at the rate of six (6%) per cent. per annum after
maturity.

THE GRANTOR S covenants and agrees to pay said indebtedness, and the interest thereon as herein provided
and according to the terms and effect of said note, as follows: 1) to pay all interest due and all taxes and
assessments upon said premises when and as the same become due and payable and on demand to exhibit receipts therefor; 2) within
sixty days after destruction or damage to, or failure of, or removal of improvements on said premises that may have been destroyed
or damaged, if that title to said premises shall not be conveyed or satisfied, it to keep all buildings on any time on said premises insured
against loss by fire and other risks in companies to be approved by the holder of said indebtedness and to cause such insurance to be applied to
and delivered to holder of said indebtedness; the insurance policy so written so as to require all payments for loss thereunder to be applied to
reduction of said indebtedness; and 3) not to enter any agreement in relation to said premises in the event of failure so to
insure or pay taxes or assessments, or grant or make of said indebtedness, except prior to such insurance or pay such taxes or assess-
ments or discharge or purchase any lien on the affected said premises and all moneys so paid the grantor s agree 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.

Evidence of title of the within described property shall be left with the trustee until all said notes paid, and in case of foreclosure
said trustee shall become the property of the purchaser of said indebtedness and

IN THE EVENT of a breach of any of the foregoing covenants or agreements, the whole of said indebtedness, including principal and
all accrued interest shall at the option of the holder thereof, when and where immediately due and payable and with interest
thereon from time of such breach, at seven per cent. per annum, shall be recoverable by foreclosure, lease, or suit at law, or both, the
time as if all of said indebtedness had been matured by express terms.

IT IS AGREED by the grantor s that all expenses and disbursements paid or incurred in behalf of completion in connection with
the foreclosure, lease or other remedies hereinbefore provided for, and the disbursement of the proceeds thereof, shall be paid by the grantor s, and the like
expenses and disbursements mentioned by any suit or proceeding wherein the proceeds of any portion of said indebtedness, or
such may be the only thing which is paid by the grantor s. All such expenses and disbursements shall be an additional debt upon said
premises, shall be paid as costs and charges and shall only be recovered on such foreclosure proceedings, such proceedings, whether
debt of said indebtedness has been satisfied or not shall not be discharged and a release therefrom given, until all such expenses and disbursements,
and the cost of said including salaries fees, have been paid. The grantor s waive all right to the possession of and income from
said premises pending such foreclosure proceedings, and until the payment of indebtedness from said said disbursement of said proceeds
from upon the filing of any bill to foreclose this Trust Deed, in foreclosure shall and any of same be appropriated to said proceeds or income of
said premises, and subject such income and the same but foreclosure expenses including expenses, disbursements, taxes, assessments
and the proceeds, be paid to the person entitled thereon in priority of the indebtedness hereby secured as if foreclosed by any deficiency
action obtained in such foreclosure proceedings, and in satisfaction of the indebtedness hereby secured, as if not otherwise
the person entitled to the proceeds thereof under the conditions of sale.

23 605 943

UNOFFICIAL COPY

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 A. H. Binneboese 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 and seal of the grantor S this 10th day of August A. D. 19 76

(SEAL)

Debra Kratochvil
Debra Kratochvil

(SEAL)

XX

(SEAL)

(SEAL)

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STATE OF ILLINOIS, / ss.
DU PAGE COUNTY

I, Debra Kratochvil, a Notary Public in and for and residing in said County, in the said State aforesaid, DO HEREBY CERTIFY That

ERWIN J. ANDERSEN AND JANICE MARY ANDERSEN, His wife

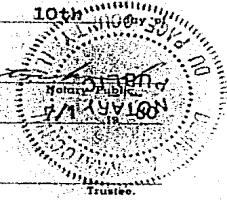
personally known to me to be the same person S whose name S ARG subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that They signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial seal this 10th day of August A. D. 1976.

Debra Kratochvil

My Commission expires

Principal note identified by:



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RECORDED A

10.00

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TRUST DEED

ERWIN J. ANDERSEN AND

JANICE MARY ANDERSEN, His wife

TO

CLYNN E. MENSCHING

Trustee



DOCUMENT No.

MAIL TO THE ITASCA STATE BANK

308 W. Irving Park Road

Itasca, Illinois 60143

END OF RECORDED DOCUMENT