

TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantor, Charles A. Plath and Mackalene Plath, his wife, each in his and her own right, and as husband and wife of Streamwood in the County of Cook State of Illinois for and in consideration of the sum of \$ (4,932.72) Four thousand nine hundred thirty two and 72/100 in hand paid, CONVEY and WARRANT TO Elmhurst National Bank, Trustee

23 206 145

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 Cook and State of Illinois, to-wit:

Lot 8 in block 3 in Woodland Heights Unit No. 10 being a subdivision in Sections 26 and 35, Township 41 North, Range 9, East of the Third Principal Meridian, in Hanover Township, according to the plat thereof recorded in the Recorder's Office on August 25, 1961 as Document 18 257, 812, in Cook County, Illinois

This instrument was prepared by: Sue Campbell
Sue Campbell
Elmhurst National Bank
407 S. York
Elmhurst, Ill. 60126

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 conditions herein. WHEREAS, the Grantor, Charles A. Plath and Mackalene Plath, his wife justly indebted upon their Promissory Note in the principal amount of (4,932.72) four thousand nine hundred thirty two and 72/100 bearing even date herewith, payable to the order of Elmhurst National Bank, Trustee.

THIS MORTGAGE IS A JUNIOR MORTGAGE

23 206 145

THE GRANTOR Charles A. Plath and Mackalene Plath, his wife covenants and agrees as follows: (1) to pay said indebtedness, and the interest thereon as herein provided, and according to the terms 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 rebuild or restore all buildings 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 of any kind on said premises insured against loss by fire, windstorm and such other hazards as may be approved by the holder of said indebtedness and deliver to holder of said indebtedness the insurance policies or written receipts to require all payments for loss thereunder to be applied in reduction of said indebtedness; and (6) not to suffer any mechanic or other lien to attach to said premises in the event of failure to so insure, or pay taxes or assessments, or the grantor or 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; and all money so paid, the grantor Charles A. Plath and Mackalene Plath, his wife agrees to repay immediately without demand and the same, with interest thereon from the date of payment of such 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 note is paid, and in case of foreclosure any amount together with attorney's expense incurred through or through Title Policy and/or Mortgage Policy together with costs and charges thereof shall become the property of the purchaser of said foreclosed note. 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 holder hereof, without notice, become immediately due and payable, and with interest thereon from time of said 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.

IT IS AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof...

To further secure the obligation, the Grantors agree to deposit with the Trustee, or noteholder, on the ... day of each month commencing ... until the indebtedness hereby secured shall have been fully paid...

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 Jack A. Jacoby, Trustee of said County, is hereby appointed to be first successor in this trust...

WITNESS the hand and seal of the grantor this 23rd day of August A. D. 1975

Charles Plath
Mackalene Plath

1975 SEP-2 AM 10 49

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STATE OF ILLINOIS }
DU PAGE COUNTY }

Linda S. Monas

Notary Public in and for and residing in said County, in the said State aforesaid, DO HEREBY CERTIFY That Charles A. Plath and Mackalene Plath, his wife

personally known to me to be the same person... whose name... subscribed to the foregoing instrument, appeared before me this day in person...

GIVEN under my hand and Notarial seal this 23rd day of August A. D. 1975

Linda S. Monas
Notary Public

My Commission expires August 12 1978

Principal note identified by: Jack A. Jacoby
Jack A. Jacoby
Personal Loan Officer



TRUST DEED

Charles A. Plath and Mackalene Plath
324 Brunswick Streamwood, IL 60103

TO

Elmhurst National Bank

DOCUMENT NO.

LOAN NO.



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

PRECISION PRINTING CO. 7