

23 295 448

FORM NO. 1022A

This Indenture, Made this Third day of October A. D. 19 75

between RONALD ALLEN PARKER and JUDITH ANN PARKER, his wife

of the Village of Richton Park in the County of Cook in the State of Illinois  
party of the first part, and Crete Trust and Savings Bank, an Illinois Banking  
the Village of Crete County of Will and State of Illinois, CFR 1022A  
the second part, WITNESSETH:

THAT WHEREAS, The said Ronald Allen Parker and Judith Ann Parker, his wife  
grantor, hereinafter partly indebted upon ONE principal promissory note bearing even date herewith, payable to  
the order of Crete Trust and Savings Bank, an Illinois Banking Corporation  
in the principal amount of \$21,000.00 with interest thereon at the rate  
of 8.55 per annum, payable monthly on the whole amount of said  
principal sum remaining from time to time unpaid, said principal and  
interest as follows: \$260.37 on the 15th day of November, 1975 and  
\$260.37 or more on or before the 15th day of each and every month  
until said principal sum and interest have been fully paid, each  
payment to be first applied to payment of interest and the balance  
on account of principal.

THIS DOCUMENT PREPARED BY

*[Signature]*

ATTORNEY AT LAW  
STEEGER, ILLINOIS 60475

6.00

The identity of the said principal note hereby secured, evidenced by the certificate thereof of said Trustee.

NOW THEREFORE, the said party of the first part for the purpose of assuring the payment of said principal sum of money and said interest, according to the true intent and meaning of said principal note, and of said interest notes, and for the purpose of securing the faithful performance of the covenants and agreements herein contained, and also in consideration of the sum of one dollar (\$1.00) in hand paid, the said party of the second part, hereinafter referred to as the second part, the holder of the said real estate, with the improvements thereon and the rents, issues and profits thereof, and all fitting, heating, lighting and plumbing apparatus and all other fixtures now or that may be hereafter, attached to said premises, and everything appurtenant thereto, situated in the County of Cook, in the State of Illinois, to-wit:

... AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS SET FORTH ON SURVEY OF LOT  
... EXCEPT THE LAST 20 FEET THEREOF) IN  
... THE 33 FEET OF THE  
... 1/2 OF THE NORTH  
... PART OF THE THIRD  
... (HEREINAFTER REFERRED TO  
... AND DECLARATION OF  
... COMPANY, INCORPORATED, AND  
... COUNTY,  
... WITH AN INTEREST OF 2.046 PER  
... SAID PARCEL ALL THE  
... BEING IN AND SET

31-33-000-004  
1013-476 H

Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Hereby conveying and warranting all rights under and by virtue of the homestead exemption laws of the State of Illinois TO HAVE AND TO HOLD the above described premises, with the appurtenances and fixtures unto the said party of the second part...

And the said grantor doth covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and in said notes provided to pay prior to the first day of June in each year, all taxes and assessments levied upon said premises...

IN THE EVENT OF A DEFAULT in any of the abovesaid covenants or agreements, in violation of which the payment of said taxes and assessments is required, the legal holder or holder of said principal sum...

THEY HEREBY WARRANT that they and each of them do not have any right of foreclosure or other right of priority, shall be void and of no effect inasmuch as the legal holder or holder of said principal sum...

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W. J. ... [Signature] ... [Signature]

# UNOFFICIAL COPY

abstract of title showing the whole title to said premises embracing foreclosure decree shall be paid by the grantor; that 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; that such fees, expenses and disbursements shall be an additional lien and charge upon said premises secured by this deed, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, and that such proceedings shall not be dismissed, nor a release hereof given, until all such fees, expenses and disbursements, and the costs of suit have been paid.

The grantor 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, the court in which such bill is filed, may at once and without notice to the said grantor or 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, during the pendency of such foreclosure suit and until the time to redeem the same from any sale thereunder shall expire.

IN THE EVENT of the refusal, resignation or inability of the grantee to act as trustee then

of said County, is hereby appointed to be successor in this trust.

When all the aforesaid covenants and agreements have been fully performed, the said Trustee shall release said premises to the party entitled to receive the same, on receiving reasonable charges therefor.

WITNESS the hands and seals of the grantors this Third day of October A. D. 1975

*Ronald Allen Parker* (SEAL.)  
Ronald Allen Parker (SEAL.)  
*Judith Ann Parker* (SEAL.)  
Judith Ann Parker (SEAL.)

STATE OF ILLINOIS  
COUNTY OF WILL

I, George J. Buttell, III  
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that  
Ronald Allen Parker and Judith Ann Parker, his wife are

personally known to me to be the same persons whose names 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 3rd  
day of October A. D. 1975

*George J. Buttell, III*  
Notary Public



(Not to be recorded)

IMPORTANT For the protection of both the borrower and lender, the principal note secured by this Trust Deed should be identified by

Trustee  
The principal note mentioned in the within Trust Deed has been identified herewith.  
Register No  
By  
Trustee  
Trust No  
Loan No  
Date

Nov 17 2 35 PM '75

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BOX 533

TRUST DEED

END OF RECORDED DOCUMENT