

24589210
RECORDER OF DEEDS
COOK COUNTY ILLINOIS
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AUG-17-78 529258 • 24589210 • A — Rec 10.00

TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made August 14, 1978, between
CLYDE C. CRANE, JR. and BEATRICE V. CRANE, his Wife,
herein referred to as "Mortgagors," and
METROPOLITAN BANK AND TRUST COMPANY,
an Illinois banking corporation doing business in Chicago, Illinois herein referred to as TRUSTEE, witnesseth:
WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note herein
after described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of
Twelve thousand Five Hundred and no/100----- Dollars (\$ 12,500.00),
evidenced by the certain Instalment Note of the Mortgagors of even date herewith, made payable to the order of
Metropolitan Bank and Trust Company and delivered, in and by which said Note the
Mortgagors promise to pay said principal sum plus simple interest from date of disbursement
at the rate of 9-1/2 per cent per annum in instalments of principal and interest as follows:
One Hundred Sixty and 05/100----- Dollars (\$160.05),
on the 1st day of October, 1978 and a like amount of money
on the 1st day of each month thereafter until said note is fully paid except that the final
payment of principal and interest, if not sooner paid, shall be due on the 1st day of September, 1981
and the principal of each instalment unless paid when due shall bear interest at the rate of 10-1/2 per cent
per annum, and all of said principal and interest being made payable at such banking house or trust company in
Chicago, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such
appointment, then at the office of METROPOLITAN BANK AND TRUST COMPANY, in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the amount whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, his successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Dolton, COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

Lots 13 and 14 in Block 11 in Calumet Third Addition, being a Subdivision of part of the South West quarter of Section 2, Township 36 North, Range 14 East of the Third Principal Meridian, according to plat recorded as Document #999101, in Cook County, Illinois



THIS DOCUMENT PREPARED BY:
Peter R. Monahan
100 South State Street
Chicago, Illinois 60603

which, with the property hereinafter described, is referred to herein as the "premises."
TOGETHER with all improvements, fixtures, appurtenances, fixtures, and appurtenances thereto belong to, all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and in priority with said real estate and all other improvements, equipment or articles now or hereafter therein or thereon used to supply gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without limiting the foregoing), screens, window shades, storm doors and windows, door closers, linoleum, beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether now or hereafter attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.
TO HAVE AND TO HOLD the premises unto the said Trustee, his successors and assigns, forever, for the purposes and upon the uses and trusts herein set forth, free from all claims and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

Witness the hand.... and seal.... of Mortgagors the day and year first above written.

Clyde C. Crane, Jr. [SEAL] *Beatrice V. Crane* [SEAL]
CLYDE C. CRANE, JR. BEATRICE V. CRANE
..... [SEAL]

STATE OF ILLINOIS
I, Eileen Walsh
am a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT
Clyde C. Crane, Jr. and Beatrice V. Crane

who 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 15th day of August A.D. 1978
Eileen Walsh
Notary Public

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

1. Mortgagors shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed... 2. Mortgagors shall pay before any special taxes all general taxes... 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm... 4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act herebefore required of Mortgagors... 5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate prepared from the appropriate public office without inquiry into the accuracy of such statement or estimate... 6. Mortgagors shall pay each term of indebtedness hereby mentioned, both principal and interest, when due according to the terms hereof... 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof... 8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority... 9. Upon or at any time, the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises... 10. No action for the enforcement of any provision hereof shall be subject to any defense which would not be good and available to the party answering same in an action at law upon the note hereby secured... 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose... 12. Trustee has no duty to examine the title, or the existence or condition of the premises, nor shall Trustee be obligated to record this trust deed... 13. Trustee shall release this trust deed and the lien thereon upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been paid... 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded... 15. This trust deed and all provisions hereof shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors... 16. The holders of the note secured by this trust deed, at their sole option, reserve the right to extend, modify or renew the note secured hereby at any time and from time to time... 17. Mortgagors agree that until said note and any extension or renewal thereof at also any and all other indebtedness of Mortgagors to the holders of the note herebefore or hereafter incurred and without regard to the nature thereof, shall have been paid in full, Mortgagors will not, without the written consent of the holders of the note or trustee or persons or other circumstances (other than presently existing liens and liens securing the payment of loans and advances made to them by the holders of the note) to exist on said real estate, or to transfer, sell, convey or in any manner dispose of said real estate.

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IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. Metropolitan Bank and Trust Company, as Trustee by Assistant Secretary Assistant Vice President Assistant Trust Officer

DELIVERY INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

FOR RECORDERS INDEX PURPOSES EXACT STREET ADDRESS OF A.S./E DESCRIBED PROPERTY HERE