

Property of Cook County

24819207

002-521064 40104

TRUST DEED

THIS INDENTURE WITNESSETH, That the undersigned as grantor, of Oak Park, County of Cook and State of Illinois for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to Dorothy M. Dehnert, Trustee of Hinsdale, Illinois County of DuPage and State of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit: Lots 25 and 26 in Block 3 in Merchants Madison Street Addition in the E. 1/4 of Section 18, township 39, North, Range 13, East of the Third P.M. in Cook County, Illinois.

hereby releasing and waving all rights under and by virtue of the homestead exemption laws of the State of Illinois

Whereas, the grantor is George P. Young & Carole A. Young

justly indebted upon their principal promissory note(s) dated in the order of HINSDALE FEDERAL SAVINGS AND LOAN ASSOCIATION, GRAND SQUARE, HINSDALE, ILLINOIS 60521 the sum of TWENTY THREE THOUSAND ONE HUNDRED SIXTY NINE DOLLARS 20,100.00 are, at the office of the legal holder of this instrument, in successive monthly installments each of \$ 192.68, except the final installment, which shall be the balance due on this note, commencing on the 10th day of March 1979 and on the same day of each month thereafter until paid.

THE GRANTOR agree as follows: (1) to pay such indebtedness, and the interest thereon after maturity as in said notes provided, or according to any agreement extending time of payment; (2) to pay, prior to the first day of July 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 repair all buildings or improvements on said premises that may have been destroyed or damaged; (4) to keep said premises in good condition and repair without waste and free from any mechanics' or other liens or claim of lien; (5) to complete within a reasonable time any and all buildings now or at any time in process of erection on said premises; and (6) to keep all buildings at any time on said premises insured against loss by fire, lightning and tornado to their full insurable value, in companies to be approved by the legal holder of the indebtedness secured hereby, with loss clause payable to the grantee herein as his interest may appear, and all such policies shall be deposited and remain with the legal holder of the indebtedness secured hereby.

In the event of a breach of any of the aforesaid agreements, the whole of said indebtedness, including late charges shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from the time of such 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. All expenses and disbursements, paid or incurred in behalf of complainant in connection with proceedings for the foreclosure hereof - including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or of completing abstract showing the whole title to said premises - 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 by reason hereof shall also be paid by the grantor; all of which expenses and disbursements shall be an additional lien upon said premises, and included in any decree that may be rendered in such foreclosure proceeding.

In Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein set forth.

IN THE EVENT of the death, inability, removal or absence from said DuPage County of the Trustee, or of his refusal or failure to act, then Kenneth A. Iytle of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of DuPage County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

Witness our hands and seals this 9th day of June A. D. 1979

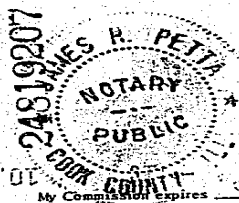
X George P. Young (Seal)
X Carole A. Young (Seal)

Property of Cook County Clerk's Office

STATE OF Illinois }
County, } ss.

I, James A. Petta
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that George P. Young and Carole A. Young
Young personally known to me to be the same person whose name
subscribed on the foregoing Instrument, appeared before me this day in person
and acknowledged that he signed, sealed and delivered the said Instrument as
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 9th
day of January, A.D. 19 79



James A. Petta
Notary Public.

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TRUST DEED

Dorothy M. Dehnert, Trustee
Hinsdale, Illinois 60521

George P. & Carole A. Young

644 Wesley, Oak Park, Illinois 60304

This instrument was prepared by Kathy
Mair Hinsdale Federal Savings and
Loan Association, Grant Square,
Hinsdale, Illinois 60521



Mail to
Hinsdale Federal Savings & Loan
Grant Square Hinsdale, Ill. 60521