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10.00

TRUST DEED

HIS INDENTURE WITNESSETH: That the Grantor S
HARRY G. KRAMER, JR. and DOLORES C. KRAMER, his
wife
of Village of Roselle in the County of Cook
State of Illinois for and in consideration of the
sum of \$ 20,000.00
hand paid, CONVEY and WARRANT TO

THE ABOVE SPACE FOR RECORDER'S USE ONLY

EUGENE C. ERNSTING, Trustee
Village of Roselle 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 DuPage and State of Illinois, to-wit:

Lot 23 in Forest Estates a subdivision in the North West quarter
of Section 35, Township 2 North, Range 10 East of the Third Principal
Meridian in Cook County, Illinois.

This instrument was prepared by

Eugene C. Ernsting
106 E. Irving Park Road
Roselle, IL 60170

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, Harry G. Kramer, Jr. and Dolores C. Kramer, his wife are
justly indebted upon their one Promissory Note in the principal amount of \$20,000.00
bearing even date herewith, payable to the order of "Bearer" with interest thereon at the rate of 8-
per cent per annum, payable monthly on the whole amount of said principal sum
remaining from time to time unpaid said principal and interest payable as follows:
One hundred ninety-one and 14/100 (\$191.14) Dollars on the 1st day of May A.D.
1978 and One hundred ninety-one and 14/100 Dollars or more on or before the
1st day of each and every month thereafter 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 both principal and interest payable
in lawful money of the United States of America at the office of the ROSELL
STATE BANK AND TRUST COMPANY, Roselle, Illinois, or such other place as the
legal holder hereof may from time to time in writing appoint. Each installment
payment payable under the terms of this note shall draw interest at the highest
legal rate after maturity.

THE GRANTOR S, covenant and agree as follows: (1) to pay said indebtedness, and the interest thereon as herein provided,
and according to the tenor and effect of said note, and 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 to said premises shall not be committed or suffered; (5) to keep all buildings of any kind on said premises insured
against fire, windstorm and such other hazards in companies to be approved by the holder of and in amount equal to said indebtedness
and deliver to holder of said indebtedness the insurance policies so written as to require all payments for loss thereunder to be applied in
reduction of said indebtedness; and (6) not to suffer any mechanics or other lien to attach to said premises. In the event of failure so to
insure, or pay taxes or assessments, the grantee or holder of said indebtedness, may procure such insurance or pay such taxes or assess-
ments, or discharge or purchase any tax lien or title affecting said premises; and all money so paid, the grantor S, agree to repay
immediately without demand, and the same, with interest thereon from the date of payment of seven per cent per annum, shall be no much
additional indebtedness secured hereby.
highest legal rate

Evidence of title of the within described property shall be left with the trustee until all said note, paid, and in case of foreclosure
said abstract shall become the property of the purchaser of said foreclosure sale.

IN THE EVENT OF a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and
all earned interest, shall, at the option of the legal holder thereof, 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 then matured by express terms.
highest legal rate

IT IS AGREED by the grantor S, that all expenses and disbursements paid or incurred in behalf of complainant in connection with
the foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or
completing abstract showing the whole title to said premises, embracing foreclosure decree—shall be paid by the grantor S, and the like
expenses and disbursement, occasioned by any suit or proceeding wherein the grantee, or any holder of any part of said indebtedness, as
such may be the party, shall also be paid by the grantor S. All such expenses and disbursements shall be an additional lien upon said
premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding; which proceeding, whether
decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expense and disbursements,
and the cost of suit, including solicitor's 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 period of redemption from any sale thereunder expires, and agree
that upon the filing of any bill to foreclose this Trust Deed, a Receiver shall and may at once be appointed to take possession or charge of
said premises, and collect such income and the same, less receiver's expenses, including repairs, insurance premiums, taxes, assessments
and his commission, to pay to the person entitled thereto in reduction of the indebtedness hereby secured, or in reduction of any deficiency
decree entered in such foreclosure proceedings, or in reduction of the redemption money if said premises be redeemed, or if not redeemed, to
the person entitled to the Master's Deed under the certificate of sale.

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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 Erwin O. Elbert 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 S and seal S of the grantor S this 18th day of March A. D. 19 78

(SEAL)

Harry G. Kramer, Jr.

(SEAL)

(SEAL)

Dolores C. Kramer

(SEAL)

STATE OF ILLINOIS, }
DU PAGE COUNTY }

Eugene C. Ernsting

a Notary Public in and for and residing in

said County, in the said State aforesaid, DO HEREBY CERTIFY That

HARRY G. KRAMER, JR. and DOLORES C. KRAMER, his wife

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that

the y 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.

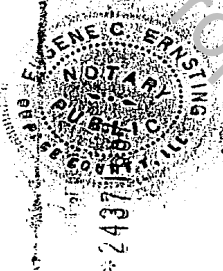
GIVEN under my hand and Notarial seal this 18th day of March A. D. 19 78

Eugene C. Ernsting
Notary Public.

My Commission expires 10/15/80 19 78

Principal note identified by:

Trustee.



MAR 22 9 01 AM '78

BOX 533

TRUST DEED

TO

Trustee

DOCUMENT NO.

MAIL TO

Roselle State Bank & Trust Co.
Mortgage Loan Department
Roselle, Illinois 60172

STOCKHOLDERS BANK OF ILLINOIS, INC. MEMBER FDIC

END OF RECORDED DOCUMENT