

Prepared by First Trust & Savings Bank of Kankakee.

24 389 661

DEED OF TRUST

First Trust & Savings

Bank of Kankakee, Ill.

Document No.

THIS INDENTURE WITNESSETH, That the Grantors
James Doran and Hazel C. Doran, his wife

THIS SPACE FOR USE OF RECORDER

of the County of Kankakee, in the state of Illinois,
in consideration of the sum of - - Twenty-seven Thousand and no/100 - - - - - Dollars
in hand paid, Convey, and Warrant to - - - First Trust & Savings Bank of Kankakee - - as Trustee
of the County of Kankakee, in the state of Illinois, the following described real estate, to-wit:

Lot One (1) in Block Three (3) in Trembly's Richton Park Estates, in the
Southeast Quarter (SE $\frac{1}{4}$) of Section 34, Township 35 North, Range 13, East
of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph _____, Section _____
Real Estate Transfer Tax Act

Cook Date Buyer, Seller or Representative
situated in the County of Kankakee, in the State of Illinois, on all appurtenances belonging thereto, together with all of
the rents, issues and profits arising therefrom, hereby releasing and waiving all right under and by virtue of the Home-
stead Exemption Laws of the State of Illinois, in trust, nevertheless for the following purposes:

Whereas, the said - - - James Doran and Hazel C. Doran are - - - - - justly indebted
upon - - - one - - - - - promissory note, bearing even date herewith, payable to the order of
First Trust & Savings Bank of Kankakee in the amount of Twenty-seven Thousand and no/100
Dollars (\$27,000.00) payable as follows: Twenty-seven Thousand and no/100 Dollars on the
18th day of September A. D. 1978, with interest from date hereof until paid, at the rate
of 8 3/4 per cent per annum.
Both principal and interest payable at the First Trust & Savings Bank of Kankakee, Ill.

This is a Junior Deed of Trust to Mortgage at Homewood Federal Savings & Loan Association
dated February 23, 1978 in the amount of \$38,000.00, Doc. #24,353,826.

Now, if default be made in the payment of said promissory note . . . or the interest hereon, or any part thereof,
according to the terms of said note, or in case of waste, nonpayment of taxes, special taxes or assessments or insur-
ance premiums or assessments on said premises, then in such case, the whole of said principal sum and interest secured by
said note . . . shall thereupon, at the option of the legal holder or holders, become immediately due and payable and this
Trust Deed may then be foreclosed and out of the proceeds of any foreclosure sale there shall be paid first the cost of said
suit, including reasonable solicitor's fees and all monies advanced for abstracts of title, title searches and examinations,
guarantee title policies and similar data and assurances with respect to title, photostats, master fees and reporting expense,
insurance, taxes, special assessments or other liens with interest thereon at Seven per cent per annum, then to pay the prin-
cipal of said note with interest, rendering the overplus, if any to the Grantor or his - their assigns.

Upon the filing of any bill to foreclose this Trust Deed, the Court may, on application, without notice to the Grantor
or subsequent grantees, and without bond being required of the applicant, appoint a Receiver to collect rents, issues
and profits during the pendency of said suit and until redemption period has expired and apply the same under the direction
of said Court to the extinguishment of taxes, special taxes or assessments, solicitor's fees, debt, interest, cost and expense
incurred in said foreclosure suit.

The Grantor agrees to keep the buildings on said premises insured for their full insurable value against loss or
damage by fire, lightning, windstorms, cyclones and tornadoes and that the policies shall be assigned to grantee for the bene-
fit of the holder of said note.

When the obligations of Grantor under this Trust Deed are fully paid and discharged, the grantee shall reconvey
said premises to Grantor upon receiving his reasonable charges therefor. And in case of the death, resignation, removal
from said County of Kankakee, or inability to act, of said Grantor, then the Recorder of Deeds of said County is hereby
appointed successor in trust with the same power and authority as is hereby vested in said grantee.

It is also agreed that the Grantor . . . shall pay all costs and attorney's fees incurred by the grantee, or the holder of
said note in any suit in which either of them may be plaintiff or defendant by reason of being a party to this Trust Deed
or a holder of said note.

Witness the Hand and Seal of said Grantor this 18th day of March A. D. 1978

(SEAL) James Doran (SEAL)

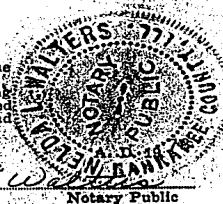
(SEAL) Hazel Doran (SEAL)

STATE OF ILLINOIS } ss.
Kankakee, County,

I, - - - the undersigned - - - a Notary Public in and for said County in the
State aforesaid do hereby certify that James Doran and Hazel C. Doran are
personally known to me to be the same person whose name is 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 18th day of March

Nelle L. Williams
Notary Public



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UNOFFICIAL COPY

1978 APR 5 AM 10:00
RECORDS OF DEEDS
COOK COUNTY ILLINOIS

RECORDER

Edna J. O'Brien

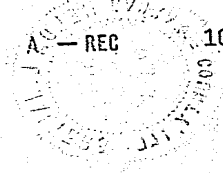
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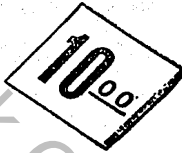
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Property of Cook County Clerk's Office



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END OF RECORDED DOCUMENT