

Property of Cook County
25513163

002-5021915

TRUST DEED

THIS INDENTURE WITNESSETH, That the undersigned as grantors, 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 of Hinsdale 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: LOT twenty two(22) in Block Fifty one (51) in Ridgeland, said Ridgeland being a Subdivision of the East half of the East half of Section Seven (7), and also the North West Quarter and the West half of the West half of the Southwest Quarter of Section eight (8), Township thirty nine(39) North, Range thirteen (13) East of the Third Principal Meridian, in Cook County, Ill.

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

Whereas, the grantor (s) Larry B. Feldman, M.D. and Eleanore Feldman, his wife justly indebted upon their principal promissory note(s) dated 7-11-80 payable to the order of HINSDALE FEDERAL SAVINGS AND LOAN ASSOCIATION the sum of **Six Thousand Five Hundred Twenty Eight and no/100** dollars, at the office of the legal holder of this instrument, in 48 successive monthly installments each of \$ 136.00, except the final installment which shall be the balance due on this note, commencing on the 10th day of August 1980 and on the same date 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 assessment against said premises, 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) 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. Lytle 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 Du Page 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 10th day of June A. D. 19 80

Larry B. Feldman
Eleanore Feldman
LARRY B. FELDMAN M.D.
ELEANORE FELDMAN
DUPAGE COUNTY

25513163

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF Illinois)
Du Page County,) ss. I, Ida K. Panko
 a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Larry B. Feldman, M.D. and Eleanore Feldman, 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 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 eighth day of June A.D. 1980.

My Commission expires July 27 1980. Ida K. Panko Notary Public.

1980 JUL 14 AM 9 35

10.00

TRUST DEED

Dorothy M. Dehnert, trustee

Hinsdale, Illinois 60521

Larry B. Feldman, M.D. & Eleanore Feldman, his wife.
200 S. East Avenue.,
Oak Park, IL 60302

This document was prepared by:

Shirley B. Pearson
Notary Public
200 S. East Avenue.,
Oak Park, Illinois 60302



25513163

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

END OF RECORDED DOCUMENT