

This Indenture Witnesseth, That the grantor Albert F. Thompson and Mary Jane Thompson 25896972

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of Nine Thousand Six Hundred Forty-Nine and 20/100's Dollars
in hand paid, CONVEY and WARRANT to Capitol Bank of Chicago
4801 W. Fullerton Avenue of the City of Chicago County

of Cook and State of Illinois the following described real estate, to-wit:
Lot 22 in Block 14 in Harriet Farlin's Subdivision of the West 1/2 of the
Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the
Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

situated in the City of Chicago County of Cook and State of Illinois

herby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
and all right to retain possession of said premises after any default in payment or a breach of any of the covenants or agreements herein contained;
in trust nevertheless, for the following purposes:

Whereas, The said Albert F. Thompson and Mary Jane Thompson Grantor
herin are justly indebted upon their Promissory Note dated _____ giving even date herewith, payable to the order of
Capitol Bank of Chicago the sum of \$9,649.20 payable in 60 monthly installments
in the amount of \$160.82

Note. If default be made in the payment of the said their Promissory Note _____ or of any part thereof, or the interest thereon,
or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste, or non-payment of taxes or assessments
on said premises, or of a breach of any of the covenants or agreements herein contained, then in such case the whole of said principal
sum and interest, secured by the said their Promissory Note _____ shall thereupon, at the option of the legal holder or holders
thereof, become immediately due and payable; and on the application of the legal holder of said Promissory Note _____ or either of them, it shall
be lawful for the said grantee, or his successor in trust, to either take and upon and take possession of the premises hereby granted, as a part
thereof, and to collect and receive all rents, issues and profits thereof; and, in his own name or otherwise, to file a bill or bills in any court
having jurisdiction thereof against the said party of the first part, _____ heirs, executors, administrators and assigns, to obtain a
decree for the sale and conveyance of the whole or any part of said premises for the purposes herein specified, by said party of the second part
as such trustee or as special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the costs of
advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part, or person who may be appointed
to execute this trust, and reasonable Dollars _____ attorney's and solicitor's fees, and also all other expenses of
this trust, including all moneys advanced for insurance, taxes and other liens or assessments, with interest thereon at seven per cent per annum,
then to pay the principal of said note _____ whether due and payable by the said _____ or the option of the legal holder thereof, and all interest
thereon, rendering the surplus, if any, unto the said party of the first part, Albert F. legal representatives or assigns, on
reasonable request, and it shall not be the duty of the purchaser to see to the application of the purchase money.

And it is further provided and agreed, that upon the filing of any bill of complaint in any court having jurisdiction thereof, to foreclose this
Trust Deed, such court may at once upon application therefor, appoint _____ or any
suitable person, receiver, with power to receive and collect the rents, issues and profits arising out of the said premises, and apply the same
toward the payment of the expenses and costs in such proceeding, and any remainder upon said indebtedness; and that said Receiver shall have
the full power of receivers, and such other power in the premises as to said Court shall seem proper.

And said first party hereby agrees, that he will, in due season, pay all taxes and assessments on said premises, and will keep all
buildings that may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies and for
an amount (not exceeding the amount of said indebtedness), as said second party, or the holder of said note _____ may from time to time direct,
and will properly assign such policy or policies of insurance to said party of the second part as further security for the indebtedness aforesaid.
And in case of the refusal or neglect of said party of the first part thus to insure, or assign the policies of insurance, or to pay taxes as aforesaid,
said party of the second part or his successor in trust, or the holder of said note _____ may procure such insurance, or pay such taxes; and all
moneys thus paid, with interest thereon at seven per cent per annum, shall be and become so much additional indebtedness, secured to be paid
by this Trust Deed.

When The said note and all expenses accruing under this Trust Deed shall be fully paid, to said grantee or his successor or legal
representatives shall re-convey all of said premises remaining unsold to the said grantor _____ or _____ heirs or assigns, upon receiving
his reasonable charges therefor. In case of the death, resignation, removal from said Cook County, or other inability
to act of said grantee _____ then Capitol Bank of Chicago

of said Cook County is hereby appointed and made successor in trust herein, with like power and authority, as is hereby
vested to said grantee _____ shall pay all costs and attorney's fees incurred or paid by said grantee or the holder
or holders 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 _____ and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises
and taken out of the proceeds of any sale thereof.

Witness, The hand and seal of the said grantor, this 4th day of June 1981 A.D.
Albert F. Thompson
Albert F. Thompson (SEAL)
Mary Jane Thompson
Mary Jane Thompson (SEAL)

25896972

UNOFFICIAL COPY

State of Illinois } ss.
County of Cook } J. Lorraine A. Nagel

_____ in and for said County, in the
State aforesaid, Do Hereby Certify, That Albert F. Thompson and
Mary Jane Thompson

personally known to me to be the same person^s whose name^s _____
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that they 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 _____ seal, this
4th day of June

Lorraine A. Nagel
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES MAY 13 1982
ISSUED 12/10 ILLINOIS NOTARY ASSOC
A. D. 19 81

JUN 8 PM 1 36

1981 JUN 8 PM 1 36

JUN-8-81 465913 25896972 10.00

FILE

TRUST DEED
STATUTORY FORM
With Clause for Receiver and Assurance

Albert F. Thompson and Mary Jane Thompson

TO
Capitol Bank of Chicago
4801 W. Fullerton Avenue
Chicago, Ill. 60639

Prepared by: G. West

MAIL

Mail to: Capitol Bank of Chicago
4801 W. Fullerton
Chicago, Ill. 60639

25896972

END OF RECORDED DOCUMENT