

25 050 084

TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantors
Robert W. Brown & Mary L. Brown His Wife

of City Of Elgin in the County of Cook
State of Illinois for and in consideration of the
sum of \$ 50,000.00 Plus Interest
in hand paid, CONVEY s and WARRANT s TO Michael W. Fossler Trustee For The Larkin Bank

THE ABOVE SPACE FOR RECORDER'S USE ONLY

of City Of Elgin in the County of Kane in the State of Ill.
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 every thing appurtenant thereto, together with all rents, issues, and
profits of said premises, situated in the County of Cook and State of Illinois, to-wit:
COOK

All of Lot Two Hundred Ninety Seven (297) and the West Twelve (12) Feet
of Lot Two Hundred Ninety Eight (298) in Third Addition to Blackhawk Manor
being a Subdivision of part of Sections 6 & 7, Township 41 North, Range 9,
East of the Third Principal Meridian, in the City of Elgin, Cook County, Ill.

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 Robert W. Brown & Mary L. Brown
justly indebted upon a Promissory Note in the principal amount of 50,000.00 Plus Interest
bearing even date herewith, payable to the order of The Larkin Bank

This Instrument Was Prepared By:

Name Mike Fossler
Address: 1645 Larkin Ave.
Elgin, Illinois 60120

THE GRANTOR S covenant s and agree s as follows: (1) to pay said indebtedness, and the interest thereon as herein provided,
and according to the tenor and effect of said note s or 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 on any time on said premises insured
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 s to repay
immediately without demand, and the same, with interest thereon from the date of payment at seven per cent. per annum, shall be so much
additional indebtedness secured hereby.

Evidence of title of the within described property shall be left with the trustee until all said note s 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.

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 s 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
said premises pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agree s
and the cost of suit, including solicitor's fees, have been paid. The grantor s waive s all right to the possession of and income from
said premises, and collect such income and the same, less receivership expenditures, including repairs, insurance premiums, taxes, assessments
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
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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IN THE EVENT of the death, removal or absence from said Kane County of the grantee, or of his refusal or failure to act, then THOMAS J. FUSCH 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 29 day of June A. D. 19 79

Robert W. Brown (SEAL)
Robert W. Brown (SEAL)

Mary L. Brown (SEAL)
Mary L. Brown (SEAL)

STATE OF ILLINOIS,)
DU PAGE COUNTY,) ss.
Linda Breslich

I, Linda Breslich, a Notary Public in and for and residing in said County, in the said State aforesaid, DO HEREBY CERTIFY That Robert W. Brown & Mary L. Brown

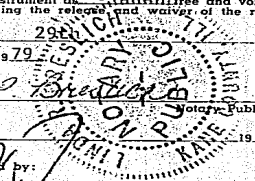
personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial seal this 29th day of June A. D. 19 79

My Commission expires November 14 19 82

Principal not identified by:

Michael N. Fossier Trustee.



1979 JUL 15 5 12 38



TRUST DEED
Robert W. Brown & Mary L. Brown
TO
Michael W. Fossier
Trustee

DOCUMENT NO.

MAIL TO The Larkin Bank
1600 Larkin Ave.
Elgin, Ill. 60120

25050084

STOCK FORM 150-A BANTON, INC.

RECORDED DOCUMENT