

UNOFFICIAL COPY

Property of Cook County Clerk's Office
25107910

TRUST DEED

THIS INDENTURE WITNESSETH, That the undersigned as grantors of Homewood 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 CHICAGO BANK OF COMMERCE, a Ill. banking association, as Trustee, of Chicago, Illinois, (herein referred to as "Trustee") the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois, to wit:

Bot "B" in subdivision of the North 212 feet of Lot 37 in Robertson and Young's subdivision of that part of the Northeast quarter of the Southeast quarter of Section 31, Township 36 North, Range 14, East of the 3rd Principal Meridian lying South of Homewood and Thornton Road (or Main Street) and the Southeast quarter of the Southeast quarter of Section 31, according to plat recorded March 8, 1955 as document 16168238 (Parcel 1)

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

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenable and in good repair and free of liens. In the event of failure of Grantors to comply with any of the above covenants, then Trustee is authorized to attend to the same and pay the bills therefor, which shall with 8% interest thereon, become due immediately, without demand.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to Trustee all the rents, issues and profits of said premises, from and after this date, and authorize it to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to relet the said premises as it may deem proper and to apply the money so arising to the payment of the indebtedness secured hereby, or to any advancements made as aforesaid, and it shall not be the duty of Trustee to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing payment of any advances made as aforesaid and of the principal sum and interest thereon in accordance with the terms, provisions and conditions of a certain Installment Note of even date herewith, in the principal sum of \$ 17,216.40, wherein the undersigned promise to pay to the order of CHICAGO BANK OF COMMERCE, in 20 installments as follows: \$143.47 on the 25th day of September, 19 79, and the same amount on the _____ day of each month thereafter, except that the final installment shall be the unpaid balance, with interest at the rate of 8% after maturity.

When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the holder of said Note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or the holder of said note for attorneys' fees, trustee's fees, outlays for documentary evidence, stenographers' charges, publication costs and costs of procuring all abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title.

All rights conferred upon said Trustee or holder of the Note hereunder are in addition to any rights conferred upon said Trustee or holder under the terms of any security agreement from time to time in force creating a security interest in personal property to secure payment of said Note. Any foreclosure action may be brought hereunder before, after or during the pendency of any action brought to enforce any such security interest.

Witness our hands and seals this 9th day of August, 19 79.

[Signature] (SEAL)
[Signature] (SEAL)

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Legal description for 18242 Ashland Ave., Homewood, Illinois:

25107910

PARCEL 1: Lot "B" in subdivision of the North 212 feet of Lot 37 in Robertson and Young's subdivision of that part of the Northeast quarter of the Southeast quarter of Section 31, Township 36 North, Range 14, East of the 3rd Principal Meridian lying South of Homewood and Thornton Road (or Main Street) and the Southeast quarter of the Southeast quarter of Section 31, according to plat recorded March 8, 1955 as Document 16168238,

PARCEL 2: and the East fifty feet of Lot thirty-six (except the South 190 feet) in the subdivision of part of the Northeast quarter of the Southeast quarter of Section 31, Township 36 North, Range 14, East of the 3rd Principal Meridian South of Homewood and Thornton Road (or Main Street) and the Southeast quarter of the Southeast quarter of Section 31, Township 36 North, Range 14, East of the 3rd Principal Meridian.

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Property of Cook County

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STATE OF Illinois)
Cook County,) ss.

I, Charlotte Nuss
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that Frederick Saathoff & Beverly Saathoff

are personally known to me to be the same person whose name
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 17th
day of August, A. D. 19 79

Charlotte Nuss
Notary Public

My Commission expires 4-5 19 82

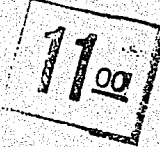
Book 636

Trust Deed and Note

Frederick & Beverly Saathoff
18242 Ashland Ave. Homewood, Ill.

TO

Chicago Bank of Commerce
200 E. Randolph Dr.
Chicago, Illinois 60601



FORM 1002 BANKFONDS, INC. FRANKLIN PARK, ILL.

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