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Shirley Redner

1979 OCT 19 PM 11:34

TRUST DEED

19-79 686477

25201378 A -- Rec

10.00

THIS INDENTURE WITNESSETH: That the Grantor s
William C. Johnson and Marilyn K.
Johnson, his wife
 Village
 of Burr Ridge in the County of Cook
 State of Illinois for and in consideration of the
 sum of \$ Fifty thousand forty & NO/100 dollars
 in hand paid, CONVEY and WARRANT TO

25201378

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Bank of Clarendon Hills Village
 of Clarendon Hills in the County of Cook in the State of
Illinois 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 everything appurtenant thereto, together with all rents, issues, and
 profits of said premises, situated in the County of DuPage and State of Illinois, to-wit:

Lot 37 in A.E. Fossier and Co.'s Woodview Estates in the Northwest
 quarter of Section 18, Township 38 North, Range 12, East of the
 Third Principal Meridian in Cook County, Illinois.

Common Address: 1140 Woodview, Burr Ridge, Illinois 60521

10.00 E

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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 William C. Johnson and Marilyn K. Johnson, his wife
 justly indebted upon a Promissory Note in the principal amount of \$50,000.00
 bearing even date herewith, payable to the order of Bank of Clarendon Hills

TOGETHER WITH ANY AND ALL RENEWALS, PARTIAL RENEWALS OR EXTENSIONS
 THEREOF WHICH MAY FROM TIME TO TIME BE GRANTED AT THE OPTION OF THE
 HOLDER OF THE NOTE.

THIS INSTRUMENT PREPARED
 BY Vance E. Halvorson AS
Vice President OF THE
BANK OF CLARENDON HILLS
200 Park Ave., Clarendon Hills, Ill.

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THE GRANTOR S covenant and agree as follows: (1) to pay said indebtedness, and the interest thereon as herein provided,
 and according to the tenor and effect of said note, 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 at any time on said premises insured
 against loss by fire, windstorm and such other hazards in companies to be approved by the holder of and in amount equal to said indebtedness
 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 discharges or purchase any tax lien or title affecting said premises; and all money so paid, the grantor S agree 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, 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, 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
 decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expense and disbursements,
 and the cost of suit, including solicitor's fees, have been paid. The grantor S waive all right to the possession of and income from
 said premises pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agree
 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
 said premises, and collect such income and the same, less receivership expenditures, including repairs, insurance premiums, taxes, assessments
 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 _____ County of the grantee, or of his refusal or failure to act, then Bank of Clarendon Hills 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 and seal of the grantor S. this 12th day of October A. D. 1979

William C. Johnson (SEAL)
William C. Johnson (SEAL)

Marilyn K. Johnson (SEAL)
Marilyn K. Johnson (SEAL)

STATE OF ILLINOIS } ss.
DU PAGE COUNTY }

I, the undersigned, a Notary Public in and for and residing in said County, in the said State aforesaid, DO HEREBY CERTIFY That William C. Johnson and Marilyn K. Johnson, 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 he Y 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 12th day of October A. D. 19 79

Ivana Weyker a/k/a Hoefling
Ivana Weyker a/k/a Hoefling, Notary Public.

My Commission expires November 4, 1981 19 81

Principal note identified by: _____

Trustee. _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE

TRUST DEED
TO
Trustee

DOCUMENT No.
MAIL TO

Stock Form 650-A DuPage County
REGARD FOR FUTURE USE - 616888

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END OF RECORDED DOCUMENT