

25 292 659

TRUST DEED

THE UNDENTURE WITNESSETH, That the undersigned as grantors, of the Village of Franklin 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 First State Bank and Trust Company of Franklin Park, a banking association, as Trustee, of Franklin Park, 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:

Unit Garden Southeast in the Willows Condominium as delineated on survey of Lots 1, 2, 3 and 25 in Block 2 in Walter J. McIntosh and Company's River Park Addition, being a subdivision of part of fractional sections 27 and 34, Township 40 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded June 15, 1925 as Document No. 8944974, in Cook County, Illinois (Hereinafter referred to as Parcel) which survey is attached as Exhibit A to declaration of Condominium made by Western National Bank of Cicero, as trustee, under Trust Agreement dated April 17, 1973 and known as Trust Number 5269 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22793491, together with undivided 6.38 per cent interest in said parcel (except from said parcel all the property and space comprising all units thereof as defined and set forth in said declaration and survey) all in Cook County, Illinois.

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

Grantors agreed 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 tenantable 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 2.91% 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 \$ 4560.00, wherein the undersigned promise to pay to the order of the First State Bank and Trust Company of Franklin Park, in 24 installments as follows: \$ 190.00 on the 15th day of January, 1980, and the same amount on the 15th day of each month thereafter, except that the final installment shall be the unpaid balance, with interest at the rate of 2.91% 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 14th day of December, 1979.

John W. Ainsworth (SEAL)

Linda S. Ainsworth (SEAL) Linda S. Ainsworth-Formerly known as Linda S. Metcalf

- Over -

THIS IS A SECOND MORTGAGE

THIS INSTRUMENT WAS PREPARED BY:

Toni D. Reinhardt 10101 W. Grand Ave. NAME ADDRESS

25 292 659

UNOFFICIAL COPY

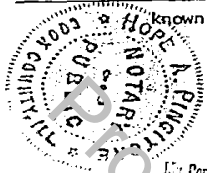
1979 DEC 26 AM 9 56

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

STATE OF Illinois
Cook County, Ill.

DEC 26 Hope A. Pinnister 25292659 10:15

a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that John W. Ainsworth & Linda S. Ainsworth-Formerly



known as Linda S. Metcalf are personally known to me to be the same persons whose names 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 14th day of December A.D. 19 79

Hope A. Pinnister
Notary Public.

My Commission Expires Feb 15, 1981

My Commission Expires

Trust Deed and Note

227490

John W. Ainsworth & Linda S. Ainsworth-
Formerly known as Linda S. Metcalf

TO

FIRST STATE BANK & TRUST COMPANY
OF FRANKLIN PARK
10101 WEST GRAND AVENUE
FRANKLIN PARK, ILLINOIS 60131

10.00 MAIL



MAIL TO
FIRST STATE BANK & TRUST CO.
OF FRANKLIN PARK
10101 W. GRAND AVENUE
FRANKLIN PARK, ILLINOIS 60131

25292659

END OF RECORDED DOCUMENT