

## TRUST DEED

25310322

THIS INSTRUMENT WITNESSETH: That the Grantor S. Richard D. Dean and Patricia K. Dean, his wife Village of Western Springs in the County of Cook State of Illinois for and in consideration of the sum of \$ Sixty-seven Thousand & NO/100 dollars in hand paid, CONVEY and WARRANT TO Bank of Clarendon Hills Village of Clarendon Hills in the County of DuPage 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, lighting, 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:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Lot 19 in Block 11 in Martin's Addition to Field Park, being a Sub-division of the East 3/8 of the West 1/2 of that part of Section 5, Township 38 North, Range 12 East of the Third Principal Meridian, lying North of the Chicago, Burlington, and Quincy Railroad Company and of the East 783.13 feet of that part of the South West 1/4 of Section 32, Township 39 North, Range 12 East of the Third Principal Meridian, lying South of the Center line of Naperville Road otherwise known as Ogden Avenue, in Cook County, Illinois.\*\*\*

Common Address: 4107 Linden Avenue, Western Springs, Illinois 60558

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. Richard D. Dean and Patricia K. Dean, his wife justly indebted upon a Promissory Note in the principal amount of \$67,000.00 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 George C. Mottier AS

Vice President OF THE  
BANK OF CLARENDON HILLS  
200 Park Ave., Clarendon Hills, Ill.

THE GRANTORS 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 assessments, or discharge or purchase any tax lien or title affecting said premises; and all money so paid, the grantor S. Dean agree to repay immediately without demand, and the same, with interest thereon from the date of payment of 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 is 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. Dean 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. Dean and the like expenses and disbursement occasioned by any suit or proceeding wherein the grantor S. Dean or any holder of any part of said indebtedness, as such may be the party, shall also be paid by the grantor S. Dean. 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. Dean 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 5th day of January A. D. 19 80

*Richard D. Dean*  
Richard D. Dean (SEAL)

*Patricia K. Dean*  
Patricia K. Dean (SEAL)

STATE OF ILLINOIS } ss.  
DUPAGE COUNTY }  
COOK }

I, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public in and for and residing in said County, in the said State aforesaid, DO HEREBY CERTIFY that Richard D. Dean and Patricia K. Dean, his wife

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 purpose therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial seal this fifth day of January A. D. 19 80.

*Ella Johnson*  
Ella Johnson Notary Public.

My Commission expires Nov. 4 19 81

Principal note identified by:



1980 JAN 8 PM 12 59

RECORDED 7 23 791 \* 2831 \* 1000

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TRUST DEED

TO

Trustee

DOCUMENT NO.



MAIL TO

Stock Form 650-A DuPage County

ISSUED BY THE UNIVERSITY OF CHICAGO

27300322

END OF RECORDED DOCUMENT