

26-923 583

Sidney R. Olson
RECORDER OF DEEDS
26923583

TRUST DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

THIS INDENTURE WITNESSETH: That the Grantor, Anthony P. Morelli, since remarried, divorced and not

of Oak Park city in the County of Cook State of Illinois for and in consideration of the sum of \$ Fifty five thousand and seventy-eight and 00/100 in hand paid, CONVEY and WARRANT TO

THE ABOVE SPACE TO BE RECORDER'S USE ONLY

Bank of Clarendon Hills of Clarendon Hills Illinois in the County of DuPage village

Estate, with all buildings and improvements now and hereafter erected or to be erected thereon, including all buildings, fixtures, machinery, 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:

The North 65 feet of the South 75 feet of Lot 8 (except the West 130 feet thereof) in Block 2 in Kettlestring's Addition to Harlem in the North West quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 231 N. Kenilworth, Oak Park, Illinois 60302

10.00

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois IN TRUST, nevertheless, for the purpose of securing the performance of the covenants and agreements herein.

WHEREAS, the Grantor, Anthony P. Morelli, divorced and not since remarried, justly indebted upon a Promissory Note in the principal amount of \$55,078.00 bearing even date herewith, payable to the order of Bank of Clarendon Hills

THEREFORE, WITH ALL 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.

THE GRANTOR covenants and agrees 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 or on the premises to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste or damage to or on the 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 to insure, or pay taxes or assessments, the grantee or holder of said indebtedness, may secure such insurance or pay such taxes or assessments, or discharges or purchase any tax lien or title affecting said premises; and all money so paid, the grantor agrees to repay immediately without demand, and the same, with interest thereon from the date of payment at eight 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 title 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 accrued 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 eight 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 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, stenographic charges, cost of procuring or completing abstract showing the whole title to said premises embracing foreclosure decree—shall be paid by the grantor, and the like expenses and disbursement, occasioned by any suit or proceeding wherein the grantor or any holder of any part of said indebtedness, as such may be the party, shall also be paid by the grantor. 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 waives 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 agrees 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 receiver's expenses, 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 decrease entered in such foreclosure proceeding, or in reduction of the redemption money if said premises be redeemed, or if not redeemed, to the person entitled to a Master's Deed under the certificate of sale.

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UNOFFICIAL COPY

IN THE EVENT of the death, removal or absence from said _____ County of the grantee, or of his refusal or failure to act, then _____ 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 this 29th day of December A. D. 19 83

X Anthony P. Morelli (SEAL) _____ (SEAL)
Anthony P. Morelli

(SEAL) _____ (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
Anthony P. Morelli, divorced and not since remarried

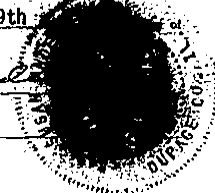
personally known to me to be the same person whose name is _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that

he _____ signed, sealed and delivered the said instrument as his _____ 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 December A. D. 19 83

Susan Andersen
Susan Andersen
January 7,

My Commission expires _____
Principal note identified by: _____
Trustee.



Property of Cook County Clerk's Office

26 23583

TRUST DEED

TO

DOCUMENT NO.

BOX 333

MAIL TO: Susan Andersen

BANK OF CLEARING HILLS
200 PARK AVENUE
CLEARING HILLS, ILLINOIS

Stock Form 650-A - UPON RECEIPT

NOTARY PUBLIC STATE OF ILLINOIS