

TRUST DEED

THIS INDENTURE WITNESSETH that the Grantor _____

 David Grosso

 of 9608 Bianco Terrace in the County of Cook
 State of Illinois for and in consideration of the
 sum of \$ 10.00 & other good & valuable considerations
 in hand paid, CONVEY and WARRANT unto Thomas Cullen

 of Elmhurst 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, 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:

26066876

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Unit Number 23 as delineated on survey of a part of the East 8 acres of the West 1/2 of the South East 1/4 of the South West 1/4 of Section 10, Township 41 North, Range 12 East of the Third Principal Meridian, (hereinafter referred to as Parcel 1), which survey is attached as Exhibit A to Declaration of Condominium Ownership made by 1st Arlington National Bank of Arlington Heights, Illinois, as Trustee under Trust Number A-227 dated March 26, 1972 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 31, 1972 as Document Number 21920224 as amended from time to time, together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey)

Parcel 2:
 Easement appurtenant to and for the benefit of Parcel 1 as set forth in Declaration and Grant of Easements dated April 25, 1972 and recorded May 8, 1972 as Document 21892977 and created by deed from 1st Arlington National Bank of Arlington Heights, Illinois, National Banking Association as Trustee under Trust Agreement dated March 26, 1972 and known as Trust Number A-227 to James V. Bruno, dated July 3, 1972 and recorded September 18, 1972 as Document Number 22053471 for Ingress and Egress.

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"SEE RIDER ATTACHED"

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 David Grosso
justly indebted upon his Promissory Note in the principal amount of Seven thousand 00/100
bearing even date herewith, payable to the order of Bank of Elmhurst

26066876

THIS INSTRUMENT PREPARED BY

Annex Scher
BANK OF ELMHURST
990 N. York St.
Elmhurst, Ill. 60126

THE GRANTOR 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 in 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; (6) not to suffer any mechanics or other lien to be attached to said premises; (7) in the event of failure 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 agrees 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 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 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, and the like expenses and disbursement, occasioned by any suit or proceeding wherein the grantor, or any holder of any part of said indebtedness, or 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 reversibly 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 and his commission, to pay to the person entitled thereto 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 Cook County of the grantee, or of his refusal or failure to act, the Bank of Elmhurst 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 26th day of October A. D. 19 81

X David Grosso (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF ILLINOIS } ss.
DU PAGE COUNTY }
I, Connie Scheel a Notary Public in and for and residing in
said County, in the said State aforesaid, DO HEREBY CERTIFY That David Grosso

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 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 26th day of October A. D. 19 81

Connie Scheel
Notary Public.

My Commission expires 11-8-83

Principal authorized by: Thomas Cullen
Trustee.



Property of Cook County Clerk's Office

1981 NOV 23 AM 11:00
RECORDED Elizabeth
COOK COUNTY ILLINOIS
NOV-23-81 556992 26066816 - REC 11.00

26066876

11:00 E

TRUST DEED
David Grosso Trustee
Thomas Cullen Trustee
MAIL TO
Document No. 26066876
Mail to Bank of Elmhurst
990 N. York Rd
Elmhurst, IL

26066876

END OF RECORDED DOCUMENT