

UNOFFICIAL COPY

8-14-84

27213645

2-22881-07 (100)

Hand Title Co.

TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantors
Russell Majewski and Denise Majewski,
his wife

of Westmont village
in the County of Cook
State of Illinois

for and in consideration of the sum of Two hundred twenty thousand and 00/100 dollars
in hand paid, CONVEY and WARRANT TO
Bank of Clarendon Hills

of Clarendon Hills village
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 Cook and State of Illinois, to-wit:

Lot 10 in South Barrington Green Unit 2, Phase 3, being a subdivision of part of the Southeast Quarter of Section 22, Township 42 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: Lot 10 in South Barrington Green

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 Grantors S Russell Majewski and Denise Majewski, his wife justly indebted upon a Promissory Note in the principal amount of \$220,000.00 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.

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 or improvements 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 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 agree 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 S 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 earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable and with interest 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 grantor S 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 proceedings; which proceeding, whether 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 _____ 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 7th day of August A. D. 19 84

Russell Majewski
Russell Majewski (SEAL)

Denise Majewski
Denise Majewski (SEAL)

STATE OF ILLINOIS }
DU PAGE COUNTY } ss.

I, _____ the undersigned _____ a Notary Public in and for and residing in said County, in the said State aforesaid, DO HEREBY CERTIFY That
Russell Majewski and Denise Majewski, 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 t he v 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 7th day of August A. D. 19 84

Susan Andersen
Susan Andersen Notary Public

My Commission expires January 7, 19 86

Principal note identified by:

Trustee

14 AUG 84 11:00

AUG-14-84 937600 27215645 A - REC 10.20

10.00 MAIL

TRUST DEED

TO

Trustee

Document No.



*MAIL TO: Susan Andersen
Notary Public
27215645
Ch. Met. ed copy*

Stock Form 680-A DuPage County

27215645

END OF RECORDED DOCUMENT