

14-21-10-2003  
1933340-1  
bc

TRUST DEED

27 276 578

THIS INDENTURE WITNESSETH: That the Grantor  
Bank of Ravenswood as Trustee u/t/a DTD 1-8-81  
# 25-4868 and not individually  
City  
of Chicago in the County of Cook  
State of Illinois for and in consideration of the  
sum of \$ Fifty thousand and 00/100-----dollars

THE ABOVE SPACE FOR RECORDER'S USE ONLY

in hand paid, CONVEY S and WARRANT ~~E~~ TO ME 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, 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 Cook and State of Illinois, to-wit:

Lots 5 and 6 together with the vacated alley lying South of and adjoining said  
Lots (except the West 26 feet of said vacated alley), Lot 24 (except the North 12  
feet lying East of the West 10.5 feet of said Lot), Lots 25, 26, 27, 28,  
and 29 (except the West 10 feet of Lots 28 and 29 dedicated for a public  
alley by the plat recorded June 6, 1916 as Document No. 5883040), Lots  
30, 31, 32 and 33 all in Block 3 in Peleg Hall's Addition to Chicago in  
the Northwest fractional quarter of Section 21, Township 40 North, Range  
14, East of the Third principal Meridian, in Cook County, Illinois.

Common Address: 725 West Sheridan Road Chicago, IL 60613

10.00

THIS IS A JUNIOR MORTGAGE

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 Bank of Ravenswood as Trustee u/t/a 25-4868 DTD 1-8-81  
justly indebted upon a Promissory Note in the principal amount of \$ 20,000.00  
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.

Trustee's Exoneration Rider Attached Hereto And Made A Part Hereof

THIS INSTRUMENT PREPARED BY Vance E. Halvorson AS Vice President OF THE BANK OF CLARENDON HILLS 200 Park Ave., Clarendon Hills, Ill.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1984 OCT -1 PM 1:27

27276578

THE GRANTOR S covenant S and agree S 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 assess-  
ments, or discharges or purchase any tax lien or title affecting said premises; and all money so paid, the grantor S agree S 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  
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 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 grantee S, or any holder of any part of said indebtedness, or  
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 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 waive S 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 S  
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.

27 276 578

# 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 27th day of September A. D. 19 84

\_\_\_\_\_  
(SEAL) BANK OF RAVENSWOOD, as Trustee under its Trust No. 25-486 and not individually.  
By Martin S. Edwards (SEAL)

Cook STATE OF ILLINOIS }  
DU PAGE COUNTY } ss.

Attest [Signature]  
a Notary Public in and for and residing in

I, MARTIN S. EDWARDS Assistant Vice President  
John R. Griffith Trust Officer of Bank of Ravenswood

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 they signed, sealed and delivered the said instrument of 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 27th day of September A. D. 19 84

Eva Hiji  
Notary Public.

My Commission expires 5-4-84 19 84

Principal note identified by: \_\_\_\_\_  
Trustee.

THIS TRUST DEED is executed by Bank of Ravenswood not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee (and said Bank of Ravenswood hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on said First Party or on said Bank of Ravenswood personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereinafter or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee as above by every person now or hereafter claiming any right or security hereunder; and that so far as the First Party and its successors and said Bank of Ravenswood personally are concerned, the legal holder of holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

Original Filed Attached Hereto and Made A Part Hereof

27 276 578

TRUST DEED

TO

Trustee

DOCUMENT NO.

BOX 15

MAIL TO Vina E. Halverson  
Bl. of Claren don Hill  
200 Park Ave  
Chardon Hills IL 60514

Block Form 680-A DuPage County

END OF RECORDED DOCUMENT