



TRUST DEED

Regina M. Wille, a widow

TO

UNION NATIONAL BANK and TRUST COMPANY OF JOLIET Trustee



MAIL TO: David J. Veronda

UNION NATIONAL BANK & TRUST CO.

50 W. JEFFERSON ST.

JOLIET, ILLINOIS 60431

STATE OF ILLINOIS COUNTY OF WILLIAMS I, David J. Veronda, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Regina M. Wille, a widow 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 she 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.

WITNESS the hands and seals of the grantors this 15th day of August, A.D. 1985. This instrument was prepared by Union National Bank and Trust Company of Joliet, Joliet, Illinois. (SEAL) Regina M. Wille (SEAL)

When all the aforesaid covenants and agreements have been fully performed, the said Trustee shall release said premises to the party entitled to receive the same, on receiving his reasonable charges therefor. If there be only one person designated herein as grantors, said word or words wherever used herein, and the verbs and pronouns associated therewith, although expressed as plural, shall be read and construed as singular. In the event of the refusal, resignation or inability of the grantor to act as trustee, the then recorder of Deeds of said County is hereby appointed to be successsor in the trust.

The grantors waive all right to the possession of, and income from said premises pending foreclosure of this trust deed and pending any other action relating to said premises wherein said trustee or said holder shall be a party, and until the period of redemption, if any, from any sale thereon shall expire, whether there be redemption from such sale or not, and grantors agree that upon the filing of any bill to foreclose this trust deed or upon the commencement of any such action, the court in which such bill is filed or such action is commenced may at once and without notice to the said grantors or any party claiming under said grantors, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises, during the said period of redemption or any part thereof and then or at any time occupied as a homestead, appoint a receiver to take possession of such foreclosure sale or other action, and until the time to redeem the same from any sale thereunder shall expire; and such rents, issues and profits, including those collected during such period of redemption may be applied toward the payment of the indebtedness secured hereby, costs, taxes, insurance and other items necessary for the protection and preservation of said premises.

IT IS FURTHER AGREED by the grantors that in case of foreclosure or other right of procedure shall arise hereunder, the legal holder of said principal note or if any part thereof, or the said trustee for the benefit of such holder, shall have the right to bring such legal or equitable proceedings for the collection of the monies hereby secured as they may deem necessary; that all reasonable expenses and disbursements, paid or incurred by or for the holder of the foreclosure hereof, including reasonable attorney's fees, costs, notary fees for documenting evidence, stenographer charges, cost of furnishing a Certificate of Insurance Policy (if the amount of the foreclosure sale price) or complete abstract to said premises, shall be paid by the grantors; that the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantors, or any holder of any part of said indebtedness as such may be a party, shall also be paid by the grantors; that such fees, expenses and disbursements shall be an additional lien and charge upon said premises secured by this deed, and that such costs and charges shall be included in any decree or order that may be rendered in such proceedings, and that such proceedings shall not be dismissed nor shall any order for the sale of said premises be entered unless the same shall provide for the payment of said fees out of the proceeds thereof, nor shall a release be given until all such fees, expenses and disbursements, and the costs of such suit have been paid. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incurred to the foreclosure proceeding, including all such items as are mentioned in the proceeding and expenses of this trust deed; second, any amounts advanced by the grantors or holder for taxes, assessments, purchase of tax liens or liens, insurance or retention of mechanics or material men's liens as aforesaid; third, all interest and principal remaining unpaid on the indebtedness evidenced by said note; fourth, all other items which thereon as herein provided; fifth, any over-plus to grantors, their legal representatives or assigns, as their rights may appear.

IN CASE OF DEFAULT in the payment of principal, interest or any installment thereof provided in said note, and notwithstanding any provisions in said note to the contrary, in the event of a breach or failure to perform any of the covenants and agreements contained in this trust deed, or if proceedings are instituted to enforce any other lien or charge upon any of said real estate, or for partition thereof, or upon the filing of a proceeding in bankruptcy by or against any one or more of the mortgagors, or if any one or more of the mortgagors shall make an assignment for the benefit of his creditors or if said property shall be placed under control of or in custody of any court, the whole of said indebtedness shall, at the option of the legal holder thereof, without notice to any of the mortgagors, be immediately due and payable and shall be recoverable by foreclosure hereof or by suit at law, or both, in like manner as if all of said indebtedness has then matured by lapse of time.

REGINA M. WILLE

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