

# UNOFFICIAL COPY

This Indenture, Made this 27th day of August, A.D. 1985,  
between Regina M. Wille, a widow,

of the Village of Flossmoor In the County of Cook In the State  
of Illinois, party of the first part, and UNION NATIONAL BANK AND TRUST COMPANY OF  
JOLIET, a national banking association doing business in the City of Joliet, County of Will, and State of Illinois,  
as Trustee, party of the second part.

WITNESSETH: THAT WHEREAS, the said Regina M. Wille, a widow,

grantors herein are justly indebted upon one principal promissory note bearing even date herewith, payable to  
~~decreed~~ Union National Bank and Trust Company of Joliet, Joliet,  
Illinois, in the amount of \$5,667.42 for 60 months, maturing August 26,  
1990, at the rate of 15.00% per annum, with monthly payments of \$134.82  
beginning September 26, 1985, including any extensions or renewals  
thereof.

REC'D - Z 83 33516522 A REC

11.00

Now therefore, the said party of the first part for the purpose of securing the payment of said principal sum  
of money and said interest, and all future advances together with interest thereon, pursuant to the terms hereof,  
according to the true intent and meaning of said note, for the purpose of securing the faithful performance of the  
covenants and agreements herein contained and all of the grantors other indebtedness, liabilities, and obligations  
to the holder of said note, direct and indirect, joint or several, absolute or contingent, whether now existing or  
hereafter arising, how ever created, arising or acquired by said holder; and also in consideration of the sum of one  
dollar (\$1.00) in hand paid, or by these presents convey and warrant unto the said party of the second part the  
following described real estate, with the improvements thereon and all lighting, heating, air conditioning, lighting  
and plumbing apparatus and other machinery and fixtures now, or that may hereafter be attached to or form a  
part of said premises, and everything appurtenant thereto, together with the rents, issues and profits thereof, which  
are hereby absolutely assigned, set over and transferred unto second party whether now due or which may hereafter  
become due under or by virtue of any verbal or written lease or occupancy agreement, said real estate being situ-  
ated in the County of ~~Will~~ ~~but the second Illinois~~ Cook, in the State of Illinois, to wit:  
Lot 21 in Block 1 in First Addition to Flossmoor Farms, being a  
Subdivision in part of the South West quarter of Section 1, Township  
35 North, Range 13 East of the Third Principal Meridian, in Cook  
County, Illinois.

31-01-302-008 1C

# FT 50 100 2

Hereby releasing and waiving any and all rights of exemption in or to  
said premises whether by virtue of the homestead exemption laws of  
the State of Illinois or the bankruptcy laws of the United States of  
America.

XX Notary Seal or Check Mark or Initials of the Notary and by witness of the homestead exemption laws of the State of XX  
XX Illinois XX

TO HAVE AND TO HOLD the above described premises, with the appurtenances and fixtures unto the said  
party of the second part and its successors and assigns forever, for the uses and purposes and upon the trusts  
herein set forth.

It is understood that at any time before the cancellation and release of this trust deed, said note, including  
the terms of repayment thereof, may from time to time be modified or amended in writing thereon by the parties  
in interest and the holder thereof to include any future advance or advances for any purpose made by the  
holder, at its option, to or for said parties liable thereon. Grantors covenant and agree that this trust deed secures  
any and all such future advance or advances, together with the specified interest thereon, as well as the herein-  
before described principal and interest now evidenced by said note and any other indebtedness as above mentioned;  
the total principal secured not to exceed \$5,667.42 at any one time. The term note as used in this  
trust deed includes said principal promissory note above described as so modified or amended. If the same shall be  
modified or amended, and nothing contained in this paragraph shall be considered as limiting the interest which  
may be secured hereby or the amount or amounts that shall be secured herein when necessary to protect the  
security.

And the said grantors covenant and agree as follows: To pay said indebtedness and the interest thereon as  
herein and in said note provided; to pay prior to the first day of June in each year, all taxes and assessments levied  
upon said premises; to commit or suffer no waste to said premises, to keep any and all buildings therein in good  
repair but not to cause, suffer or permit, without first obtaining written permission or consent of said trustee, any  
remodelling or alteration of the building or buildings thereon or construction of any new improvement thereon; to  
keep all buildings at any time on said premises insured to the full insurable value thereof, and at least in the amount  
of the indebtedness secured hereby against loss by fire, lightning and those hazards covered by extended coverage  
endorsement, and such other hazards as the legal holder of said indebtedness may designate until said indebtedness  
is fully paid, and in case of foreclosure, until expiration of the period of redemption therefrom; to place and keep  
such insurance in companies to be approved by the legal holder of said indebtedness and to deliver to said legal  
holder the said insurance policies, with the usual mortgage or trustee clause attached thereto, making all loss, if  
any, thereunder payable to said Trustee, as its interest may appear; not to suffer or permit: (1) any lien of me-  
chanics or material men or other claim to attach to said premises; (2) any nuisance to exist on said property; (3)  
any unlawful use of same; or (4) without written consent of the trustee, (5) any use of said property for a purpose  
other than that for which the same is now used, or (6) the placing in or upon any building or improvement on  
said property, any apparatus, fixtures or equipment leased or subject to Security Agreement. And in the event of  
the failure of said grantors so to pay said taxes and assessments, or to keep said buildings insured as aforesaid, or  
to keep said premises free from any such liens of mechanics or material men, the holder of said indebtedness may  
pay such taxes or assessments, or discharge, or purchase any tax lien or title affecting said premises, or may pro-  
cure such insurance, or settle any lien of any mechanic or material men or other claims attached to said property,  
and all moneys so paid and any other moneys disbursed by the legal holder of said indebtedness to protect the lien  
hereof with interest thereon at the highest rate for which it is now in such case lawful to contract, from the date of  
payment, shall be so much additional indebtedness secured hereby; and it shall not be obligatory upon the holder  
of said indebtedness to inquire into the validity of any such tax liens or titles, taxes or special assessments or sales  
therefor, or into the validity of any lien of mechanics or material men, or of other claims attaching to said prop-  
erty, in advancing moneys in that behalf as above authorized.

And as security for the performance of their aforesaid obligations to provide insurance on said premises  
and pay all taxes thereon, grantors further covenant and agree that together with and in addition to each of  
said payments of principal and interest payable under the terms of said Note, they will (subject to any appli-  
able limitations imposed by Illinois Public Act 79-828 relating to the administration of escrow accounts on 12  
United States Code Section 2609 pertaining to advance deposits in escrow accounts), pay to the legal holder of  
said Note a sum equal to the premiums that will next become due and payable on said policies of fire and other  
hazard insurance covering the conveyed property, plus taxes and assessments next due thereon (all as estimated).

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# UNOFFICIAL COPY

## TRUST DEED

Regina M. Wille, a widow  
and a resident of Joliet, Illinois

TO

UNION NATIONAL BANK AND  
TRUST COMPANY OF JOLIET,  
Illinois

Trustee



MAIL TO: David J. Veronca

UNION NATIONAL BANK  
& TRUST CO.

50 W. JEFFERSON ST.  
JOLIET, ILLINOIS 60431

GIVEN under my hand and Notarial seal this  
85  
day of August, A.D., 1985.  
The said instrument is free and voluntary act, for the uses and purposes thereof, notwithstanding  
any provision contained therein, and is made before me this day in person, and acknowledged by me to be the foregoing in  
permanently known to me to be the same person whose name is \_\_\_\_\_.

Said DO HEREBY CERTIFY that Houghland M. WILLE, a widow,  
a Notary Public, in and for said County, in the State afores-

COUNTY OF ILLINOIS }  
STATE OF ILLINOIS }  
(SEAL)

WITNESSES the hands and seals of the Trustees this  
day of September, A.D. 1985.

Whence all the hereby executed documents have been fully performed, the said Trustee shall remain  
Deed of said XYLICAGGY is hereby apposed to be safe for in the trust.  
In the event of the death or incapacity of any party to the instrument, the trustee to act in trusteeship, the said  
trustee and permanent trustee shall be entitled to receive such title as may be given him in the instrument, and  
shall be provided with such compensation as may be fixed by the parties to the instrument.  
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The Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Second, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Third, all other amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Fourth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Fifth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Sixth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Seventh, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Eighth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Ninth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Tenth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Eleventh, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Twelfth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Thirteenth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Fourteenth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Fifteenth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Sixteenth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.

Seventeenth, any amounts advanced by the Beneficiary will be entitled to the proceeds of said promissory note if held for two years.