

COOK COUNTY, ILLINOIS
FILED FOR RECORD

TRUST DEED

1986 OCT 14 PM 3:13

86473112

THIS INDENTURE WITNESSETH: That the Grantor
Leon Kirshenbaum and Andrea Kirshenbaum, his wife

of Chicago in the County of Cook
State of Illinois for and in consideration of the

sum of \$150,750.00

THE ABOVE SPACE FOR RECORDER'S USE ONLY

In hand paid, CONVEY S and WARRANT S TO Bank of Northfield

of Northfield in the County of Cook 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 plumb in, 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:

The North 94 feet of Lot 9 in Block 3 in Buckingham's second addition to Lake View
in the North East 1/4 of Section 20, Township 40 North, Range 14 East of the Third
Principal Meridian, in Cook County, Illinois.

PERM TAX ID 14-20-218-008-0000

11 00

ADDRESS: 1035 West Grace Street, Chicago, Illinois 60613

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 Leon Kirshenbaum and Andrea Kirshenbaum, his wife

justly indebted upon their Promissory Note in the principal amount of One hundred fifty thousand seven hundred
bearing even date herewith, payable to the order of Bank of Northfield fifty and no/100

in 59 monthly installments of \$1,405.18 and one final payment of \$135,973.34
and any extensions or renewals thereof.

THE GRANTORS 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 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 to
insure, or pay taxes or assessments, the grantor or holder of said indebtedness, may procure such insurance or pay such taxes or assess-
ments or discharges of purchase any tax lien or title affecting said premises, and all money so paid, the grantor agree to repay
immediately without demand, and the same, with interest thereon from the date of payment at 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 decrees shall be paid by the grantor, and the like
expenses and disbursements occasioned by any suit or proceeding wherein the grantor, or any holder of any part of said indebtedness, as
such may be the party, shall also be paid by the grantor. 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 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 receiver's 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.

Handwritten: 70-79-759 DF (2nd)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

86473112

UNOFFICIAL COPY

TRUST DEED

Form 82262 Bankforms, Inc.

Document No. _____

Box 333-7-88

Mail To: Bank of Northfield
400 Central Avenue
Northfield, DE 60093

86473112

Property of Cook County Clerk's Office

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 they signed, sealed and delivered the said instrument as 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 8th day of October A. D. 1986

Ernestine Garber
Notary Public, 18 89

My Commission expires January 27, 1989

Principal note identified by: _____

Trustee: _____

IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then Bank of Northfield 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 and seal of the undersigned

Leon Kirshenbaum
Andrea Kirshenbaum

STATE OF ILL. COOK COUNTY
I, the undersigned, a Notary Public in and for and residing in Leon Kirshenbaum and Andrea Kirshenbaum, His WIFE

8th day of October A. D. 1986