

UNOFFICIAL COPY

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THIS INDENTURE WITNESSETH, That John B. Lanan and Sharon L. Lanan, HIS Wife

(hereinafter called the Grantor), of 2309 S. 12th Ave Broadview, Il. 60153

for and in consideration of the sum of Three Thousand Dollars and No/100 Dollars

In hand paid, CONVEY AND WARRANT to Freedom Federal Savings Bank of 600 Hunter Dr., Oak Brook Il. 60521

as Trustee, and to his successors in trust hereinafter named, the following described real estate, with the improvements thereon, including all heating, air-conditioning, 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

Above Space For Recorder's Use Only and State of Illinois, to-wit:

Real Estate Index Number: 15-22-213-003

The N. 50 feet of the S. 200 feet of Lot 54 in Broadview, a Subdivision in Section 22, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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 performance of the covenants and agreements herein.

WHEREAS, The Grantor is justly indebted upon an installment note dated June 18, 1985 to Freedom Federal Savings Bank payable to the order of and delivered to the Trustee, and by which note the Grantor promises to pay the principal sum of Three Thousand Dollars and No/100 DOLLARS (\$ 3,000.00), together with interest on the principal balance from time to time unpaid at the rate of 14.0 percent per annum from June 18, 1985 until maturity, payable to 60 installments of 69.86 each beginning July 20, 1985 and a final installment of Balance payable on July 20, 1990 and with interest after maturity of the final installment at the rate of 14.0 percent per annum, and all of said indebtedness is made payable at such place as the holder of the note may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the holder at Freedom Federal Savings Bank, 600 Hunter Dr., Oak Brook, Il. 60521.

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay when due in each year, all taxes and assessments against said premises, 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 now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first to the first Trustee or assignee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said mortgage or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or file affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the Grantor agrees to repay immediately without demand and the same with interest thereon from the date of payment at 14.0 percent per annum shall be so much additional indebtedness secured hereby.

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 such breach at 14.0 percent per annum, shall be recoverable by foreclosure thereof, 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 plaintiff in connection with the foreclosure hereof including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of proceeding or completing abstract showing the whole title of said premises embracing foreclosure decree, shall be paid by the Grantor and the like expenses and disbursements occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a 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 proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is John B. Lanan and Sharon L. Lanan, HIS Wife

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then Freedom Federal Savings Bank 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 County is hereby appointed to be second successor in this trust. And when all of the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to

Witness the hand and seal of the Grantor this 18th day of June 1985

John B. Lanan Sharon L. Lanan

Please print or type name(s) below signature(s)

This instrument was prepared by Freedom Federal Savings Bank, 600 Hunter Dr., Oak Brook, Il. 60521

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