BFC Forms Service, Inc.

	THIS INDENTURE, WITNESSETH, That James A. Musich and Julie R. Musich, his wife						
	(hereinafter called the Grantor), of 268 Eaton Street Northfield Illinois (No. and Street)						
W	for and in consideration of the sum of Twenty Eight. Thousand and no/00 Dollars in hand paid, CONVEY AND WARRANT. to Bank of Northfield						
88	of 400 Central Avenue Northfield Illinois (No. and Street) and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures,						
9510	and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the of Northfield County of Sook and State of Illinois, to-wit:						
A G	Lots 7 and 8 in Block 10 in George F. Nixon and Company's Home Budget Addition to Northfield, a Subdivision of Lot 20 and the West Half of Lot 19 in County Clerk's Division of Section 24, Township 42 North, Range 12 East of the 3rd Principal Meridian, in Cook County, Illinois.						
	ADDRESS: See above Set Oue 2						
	on M						
	Hereby releasing and waiving all right, 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 GrantorJames A. Jusich and Julie R. Musich, his wife						
	justly indebted upon their principal promissory note bearing even date herewith, payable						
	to the Bank of Northfield in the amount of \$28,000.00 payable in 59 payments of \$318.24 and a final payment of \$25.422.04 due on July 6, 1991 and any extensions or renewals thereof						
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	THE GRANTOR covenants and agrees as follows: (1) To pay said indebted as and the interest thereon underein and in said note of notes provided, or according to any agreement extending time of payment; (2, 1/2 pay when due in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixt, days after destruction of damage to rebuild or restored.						
	notes provided, or according to any agreement extending time of payment; (2, 1, pay when due in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within six, days after destruction of damage to rebuild or restored all buildings or improvements on said premises that may have been destroyed or damage (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 spanies to be selected by the grantee therein, who is hereby authorized to place such insurance in companies acceptable to be healthful the first mortgage indebtedness, with loss chause attached payable here, to the first Trustee or Mortgagee, and, second, to the Trustee payable herein, as their interests may appear, which						
	not send to entered paydor and, to the first process and second to the first of second as their interest may appear, which policies shall be left and tenain with the said Mortgages or Trustees mind the indebtedness of the pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and results. IN THE EVENT of failure so to insure, or pay taxes or assessments, or the page accumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay sich faxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the others thereon from time to time; and all money so paid, the Grantor agrees to repay immediately without demand, and the same with process thereon from the date of payment at eight per cent por samples shall be so much additional indebtedness, secured basely.						
	lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time is time; and all money so paid, the Grantor agrees to repay immediately without demand, and the same with press thereon from the case of payment at eight per cent per annum shall be so much additional indebtedness secured hereby.						
	per annum shall be so much additional indebtedness secured hereby. 18 THE EVENT of a breach of any of the aforesaid covenants or agreements the whole or said indebted less, including principal and all carned interest, shall, at the option of the legal holder thereof, shall notice, become unmediately due and payable, and with interest thereon from time of such breach at eight per cent per annum, stell be recoverable by foreclosure thereof, b, soit 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 distansements paid or incurred in behalf of plaintiff in connection with the fore- closure hereof—including reasonable attorney's fees, of the fore-documentary evidence, stenographer's charges, cos' of procuring or com- pleting abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the Grantor; and the like						
	expenses and dispursements, occasioned by any energy proceeding wherein the grantee or any part of site independences, 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 approache that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or set, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and						
	thereon from time of such breach at eight per cent per annum, self be recoverable by foreclosure thereof, b, wit at law, or both, the same as if all of said indebtedness had then matured by each sterms. It is AGREED by the Grantor that all expenses and disputsements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, of the foredoundary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said plantises embracing foreclosure decree—shall be paid by the Grantor and like expenses and disbursements, occasioned by any title proceeding wherein the grantee or any holder of any part of said nebetedness, 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 apply the Grantor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in apply of the that may be rendered in such foreclosure proceedings; which proceeding, whether decrees of sale shall have been entered or of a shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorneys has 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, at any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises with power to collect the final, issues and profits of the said premises. The name of a proof owner is: Lames A Musich and Julie R. Musich his wife						
	The name of a record owner is: James A. Musich and Julie R. Musich, his wife. IN THE EVENT of the death or removal from said						
- 1	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 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.						
	Witness the hand S and sea S of the Grantor S this 7th day of July 19.86						
	Witness the hand_S and seals_ of the Grantor_S this7th						
	Maril Tal						
	This instrument was prepared by Virginia L. Seckler, Bank of Northfield, 400 Central Ave., (NAME AND ADDRESS) Northfield, IL 60093						

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