

# UNOFFICIAL COPY

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86315869

## TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantor  
John W. Mast & Sonja T. Mast, his wife

86315869

of Evanston in the County of Cook  
State of Illinois for and in consideration of the  
sum of \$ 121,642.80  
in hand paid, CONVEY and WARRANT TO Bank of Northfield

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 plumbing 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:  
Unit No. 9 as delineated on survey of Lot 5 in Block 31 in the Village (now city) of  
Evanston, in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian  
in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of  
Condominium made by the Lawndale National Bank, a National Banking Association, as  
Trustee under Trust No. 4369, recorded in the office of the Recorder of Cook County,  
Illinois, as document no. 19612091; together with an undivided 10.664 percentage interest  
in the common elements (excepting from said Lot 5 all the property and space comprising  
all the units thereof as defined and set forth in said declaration and survey) in Cook  
County, Illinois.

PERM TAX ID NO: 11-18-49-016-1009 JJ

ADDRESS: 1416 Hinman, Evanston, IL 60201

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 John W. Mast & Sonja T. Mast, his wife

justly indebted upon their Promissory Note in the principal amount of One Hundred Twenty One Thousand Six  
bearing even date herewith, payable to the order of Bank of Northfield Hundred Forty Two and 80/100

due on August 6, 1986 and any extensions or renewals thereof

11.00  
86315869

THE GRANTOR S 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 so to  
insure, or pay taxes or assessments, the grantee or holder of said indebtedness, may procure such insurance or pay such taxes or assess-  
ments, or discharge or purchase any tax lien or title affecting said premises; and all money so paid, the grantor S 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 S 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 decree--shall be paid by the grantor S; and the like  
expenses and disbursement, occasioned by any suit or proceeding wherein the grantee, or any holder of any part of said indebtedness, as  
such may be the party, shall also be paid by the grantor S. 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 S waive 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 agree  
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 receivership 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.

UNOFFICIAL COPY

TRUST DEED

TO

Trustee

DOCUMENT NO.

MAIL TO

Form 82-262 BANKFORM, Inc.

Handwritten notes: "Bank of Northfield", "for collection of", "Northfield 60093", "Part 333".

Watermark: "Property of Cook County Clerk's Office"

Principal not identified by: \_\_\_\_\_  
My Commission expires 12/23, 1987  
Notary Public: Frank W. Mast

WITNESS the hand of the grantor, B. this 7th day of July, A. D. 1986  
John W. Mast  
Soyka T. Mast  
STATE OF ILLINOIS  
Cook County  
Frank W. Mast  
Notary Public in and for and residing in Cook County, in the said State aforesaid, DO HEREBY CERTIFY THAT

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