

TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantor
First Illinois Bank of Wilmette as Trustee under
Trust #TWB 0498 dated July 14, 1986

of Northfield in the County of Cook
State of IL for and in consideration of the
sum of \$ 116,000.00
in hand paid, CONVEY s and WARRANT s TO Bank of Northfield
400 Central, Northfield

THE ABOVE SPACE FOR RECORDER'S USE ONLY

of Northfield in the County of Cook in the State of IL
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 IL, to-wit:

SEE ATTACHED

12.00

PROPERTY OF COOK COUNTY CLERK'S OFFICE

1986 AUG -7 AM 11:39

86339479

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, First Illinois Bank of Wilmette as Trustee under Trust #TWB 0498

justly indebted upon its dated July 14, 1986 principal amount of One Hundred Sixteen Thousand and No/00
bearing even date herewith, payable to the order of Bank of Northfield

Due July 16, 1987 and any extensions or renewals thereof

Mail to:
Bk of Northfield

John Duga
1200 Central Ave
Wilmette, IL 60091 BOX 83-3V

Tax # D4-13-112-008
property address: 959 Hamp Rd, Northfield, IL 60063

THE GRANTOR, Bank of Northfield, covenants s and agrees s 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 discharges or purchase any tax lien or title affecting said premises; and all money so paid, the grantor s agrees s 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 Bank of Northfield 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 waives s 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.

70-64-397J(2)

UNOFFICIAL COPY

TRUST DEED

Trustee

TO

DOCUMENT NO.

MAIL TO

Form 82-262 BankForms, Inc.

863339479

Property of Cook County Clerk's Office

[Faded, illegible text]

Trustee

Principal note identified by:

My Commission expires

EDNA W. ROSS
MY COMMISSION EXPIRES MAY 9, 1989

Notary Public

[Signature]

GIVEN under my hand and Notarial seal this _____ day of _____ A. D. 1989

signed, sealed and delivered the said instrument as free and voluntary act for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

personally known to me to be the same person whose name _____ appeared before me this day in person and acknowledged that

_____ said County, in the said State aforesaid, DO HEREBY CERTIFY THAT

_____ a Notary Public in and for and residing in _____

STATE OF COUNTY _____

ATTEST

VICE PRESIDENT

SECRETARIAL

TRUST HANDBOOK

16091

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A. D. 1989

IN THE EVENT of the death, removal or absence from said _____ County of the grantee, or of his refusal or failure

to act, then _____ Bank of Northfield

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 acquiring his responsible charges.

EXONERATION, _____ and seal _____ of the grantor _____ this _____ day of _____

ACTING ANY LIABILITY OF THE FIRST TO BANK

WILMETTE STAMPED ON

THE STATE HEREOF IS

HEREBY EXPRESSLY INCORPORATED

HEREIN

UNOFFICIAL COPY

0 0 3 3 9 1 7 9

LEGAL DESCRIPTION:

That part of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 42 North, Range 12, East of the Third Principal Meridian, lying Easterly of the public highway and Southerly of a line described as follows:
Beginning in the center line of Happ Road 361.50 feet Northwesterly of the intersection of the said center line with the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 13, thence Northeasterly at right angles to the said center line 183 feet, thence Easterly 78.38 feet to point on the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 13, 396.08 feet North of the intersection of the said East line with the center line of Happ Road, in Cook County, Illinois.

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