

TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantor
Fredrick S. Mc Clory and Kay M. McClory, husband
and wife

86360053

of Glenview in the County of Cook
 State of Illinois for and in consideration of the
 sum of \$ 159,608.01

THE ABOVE SPACE FOR RECORDER'S USE ONLY

In hand paid, CONVEY and WARRANT TO
Bank of Northfield
400 Central Avenue,

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:

See attached

PERM TAX ID NO: 04-23-302-021-1004

ADDRESS: 1820D Wildberry Drive, Glenview, Illinois

DEPT-01 RECORDING

T#1111 TRAN 0611 08/18/86 14:13:0

#1985 # C *-86-360053

COOK COUNTY RECORDER

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 Fredrick S. Mc Clory and Kay M. Mc Clory, husband and wife
 justly indebted upon their Promissory Note in the principal amount of One Hundred Fifty Nine Thousand Six
Hundred Eight and 01/100
 bearing even date herewith, payable to the order of Bank of Northfield

on September 15, 1986 and any extensions or renewals thereof

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, or 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 is 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 disbursements occasioned by any suit or proceeding wherein the grantor S 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 expenses 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.

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MAIL

86360053

UNOFFICIAL COPY

TRUST DEED

TO

Trustee

Document No.

Mail To

Form 82-262 Bankfarm, Inc.

Property of Cook County Clerk's Office

After recording please return to:
Ms. Jayne A. Hemmish
Bank of Northfield
400 Central Avenue
Northfield, IL 60093

Trustee

Principal note identified by:

My Commission expires

Notary Public

A. D. 19

GIVEN under my hand and Notarial seal this day of
he 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
personally known to me to be the same person whose name subscribed that
to the foregoing instrument, appeared before me this day in person, and acknowledged that

1. said County, in the said State aforesaid, DO HEREBY CERTIFY THAT
a Notary Public in and for and residing in

STATE OF COUNTY

Frederick S. Mc Clary
Kay M. Mc Clary
(SEAL) (SEAL)

WITNESS the hand and seal of the grantor, A. D. 1986

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 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.

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Unit No. 7-D as delineated on the Survey of the following described parcel of real estate (hereinafter referred to as Parcel) That part of Block 2, in ValleyLo-unit no. 7, being a subdivision in Section 23, Township 42 North, Range 12 East of the Third Principal Meridian described as follows: Beginning on the North line of said Block 2, at a point which is 317.87 feet East from the Northwest corner of said Block 2 and running thence East along said North line of Block 2, a distance of 90 feet; thence South along a line perpendicular to said North line of Block 2, a distance of 153.67 feet to the North line of Wildberry Drive; thence West along said North line of Wildberry Drive, a distance of 90 feet to an intersection with a line which is perpendicular to the North line of said Block 2 and which intersects the North line of said Block 2 at said point which is 317.87 feet East from the Northwest corner of said Block 2, and thence North along said last described perpendicular line, a distance of 153.67 feet to the point of beginning which said Survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by the Exchange National Bank or Chicago, as Trustee under a certain Trust Agreement dated April 25, 1966 and known as Trust No. 19407, and recorded in the Office of Cook County Recorder of Deeds as Document No. 21616980 together with an undivided 24.45 percent interest in said parcel (excepting from said parcel all property and space comprising the units thereon as defined and set forth in said Declaration of Condominium Ownership and Survey) in Cook County, Illinois.

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