

87076797

1061298-03

THIS INSTRUMENT WITNESSETH that Patrick Standing
hereinafter called the Grantor, of 141-3 North
Waller, Chicago

for and in consideration of the sum of Fifty thousand and 00/100
Dollars
in hand paid, CONVEY AND WARRANT to
First Bank of Romeoville
of 50 Phelps Ave., Romeoville, IL 60441

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 and State of Illinois to-wit:

Lots 9 and 10 (except the West 7 feet of said premises taken for widening of
Waller Avenue) in Block 2 in Henry Wallers Subdivision of the South 43 3/4
Acres of the East 1/2 of the south East 1/2 of Section 8, Township 39 North,
Range 13,

Permanent Tax No. 16-08-416-036-0000

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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 a promissory note dated January 15,
1987 payable to the order of and delivered to the Trustee, and by which note the Grantor promises to pay the principal sum of
Fifty thousand and 00/100 DOLLARS
to 50,000.00 together with interest on the principal balance from time to time unpaid at the rate of prime + 3 fluct
percent per annum from January 15, 1987 until maturity payable in installments of
each beginning and a final installment of
payable on and with interest after maturity of the
final installment at the rate of Prime + 5 fluct percent per annum and all of said indebtedness is made payable at such place as
the holders 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
First Bank of Romeoville
50 Phelps Ave., Romeoville, IL 60441

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, GO TO PAY WITHIN THE TIME AND IN FULL, all taxes and assessments against said premises, without demand
or notice except the latter, (2) within sixty days after destruction or damage to rebuild or restore buildings or improvements on said premises that may
have been destroyed or damaged, (3) that waste to said premises shall not be committed or suffered, (4) to keep all buildings now or at any time on said
premises insured in companies to be selected by the grantor 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 as Mortgagee, and second to the Trustee herein as
their interests may appear, which policies shall be held and remain with the said Mortgagee of Trustee until the indebtedness is fully paid, (5) 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 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 lien or other 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 prime + 3 percent per annum shall be so repaid, 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, interest, and all earned interest
shall in the event of a default by the holder thereof, without notice, become immediately due and payable, and with interest thereon from the date of such breach at
prime + 5 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 heretofore
including reasonable attorney's fees, outlays for documentary evidence, stamp paper's charges, cost of procuring or completing, and all showing the
whole title of said premises embracing foreclosure decree, shall be paid by the Grantor, and the like expenses and disbursements of a nature as aforesaid by any suit
or proceeding wherein the grantor 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 of charge of said premises with power to
collect the rents, issues and profits of the said premises.

The name of a second owner is Patrick Standing

IN THE EVENT of the death or removal from said Will

County of the grantor, or of his resignation, refusal or failure to
act, then First Bank of Romeoville, 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 of this successor
in trust, shall release said premises to the party entitled, on receiving the same reasonable charges.

This trust deed is subject to

Witness the hand and seal of the Grantor this 15th day of January, 1987.

Please print or type names of
below signatory(ies)

Patrick Standing

This instrument was prepared by Jeanine A. Duckett, First Bank of Romeoville, 50 Phelps Ave.,
Romeoville, IL 60441

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