

UNOFFICIAL COPY

TRUST DEED

THIS INDENTURE WITNESSETH: That the Grantors
Edwin J. Salter & Helen A. Salter, his wife
(J)

88472706

of Prospect Hgts. in the County of Cook
State of Illinois for and in consideration of the
sum of SIX THOUSAND NINE HUNDRED FIFTY AND NO/100 (\$6,950.00)
in hand paid, CONVEY and WARRANT TO Illinois Regional Bank N.A.,
Elmhurst

THE ABOVE SPACE FOR RECORDER'S USE ONLY

of Elmhurst in the County of DuPage in the State of
Illinois and to its 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, lighting, gas and plumbing apparatus and fixtures, and everything ap-
purtenant thereto, together with all rents, issues, and profits of said premises, situated in the County
of Cook and State of Illinois, to-wit:

***** See Exhibit A

88472706

THIS INSTRUMENT WAS PREPARED BY
MILAN VERTOVEC, JR.
ILLINOIS REGIONAL BANK
ELMHURST

Permanent Tax I.D. # 03-26-100-013-1295

Common Address: 784-B Margate Lane
Prospect Hgts., Illinois 60070

Heroby 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 Grantors, Edwin J. Salter & Helen A. Salter, his wife (J)

are jointly indebted upon a Promissory Note in the principal amount of SIX THOUSAND NINE HUNDRED
FIFTY AND NO/100 (\$6,950.00)

bearing even date herewith, payable to the order of Illinois Regional Bank N.A., Elmhurst
as Trustee and duly delivered at Illinois Regional Bank N.A., Elmhurst,
in Elmhurst, Illinois with interest from the date at the rate of
12.000% per annum on the unpaid balance until paid, said principal and
interest to be payable in instalments as follows: THREE HUNDRED
TWENTY-NINE AND 90/100 Dollars (\$329.90) on 10/20/88, and a like sum on
the 20TH day of each and every month thereafter until paid, shall be
due and payable on SEPTEMBER 20, 1990 with privilege of making
additional payments on any instalment payment date: and by which said
note it is provided that in case of default in making payment of any
instalment of principal or of interest when due in accordance with the
terms of said note, or in case of a breach of any of the covenants or
agreements herein stipulated then the whole sum remaining unpaid
together with accrued interest thereon, shall, at once, at the
election of the legal holder or holders thereof, become immediately
due and payable without notice.

THE GRANTORS 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 assess-
ments 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 on to require all payments for loss thereunder to be applied in reduction of said indebtedness;
and (6) not to suffer any mechanic 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 assessments, or discharge or purchase any tax lien or
title affecting said premises; and all money so paid, the grantors 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 any
abstract together with attorney's opinion based thereon or Guaranty Title Policy and/or Mortgage Policy together with continuations thereof 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.

R10-303

RE TITLE SERVICES

UNOFFICIAL COPY

TRUST DEED

TO

DOCUMENT NO.

LOAN NO.



MAIL TO:

Illinois Regional Bank
N.A., ELMHURST
105 S. YORK STREET
ELMHURST, ILLINOIS

PRECISION PRINTING CO. 77-88

Principal not identified by Illinois Regional Bank N.A., Elmhurst
DEPT-01
Cheryl L. Giacobbe
Asst. Vice President
Cook County Recorder
2218 # 82-472706
193333 FAX 504 10/13/88 144400
\$13.00

My Commission expires
16TH SEPTEMBER 1988
day of
1988
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/it agreed and delivered the said instrument as the act and voluntary deed for the use and purpose therein set forth, including the release and waiver of the right of redemption.

STATE OF ILLINOIS
DU PAGE COUNTY
I, CHARLES A. WATTS, Clerk of said County, do hereby certify that the within and foregoing is a correct and true copy of the original as the same appears in the records of said County.

Edwin J. Salter
Helen A. Salter
A. D. 19 88

IN THE EVENT of the death, removal or absence from said County of the grantee, or of his refusal or failure to execute the same, the trustee shall have full power to execute the same in the name of the grantor, and the trustee shall be bound by the same as if executed by the grantor. The trustee shall also have full power to execute the same in the name of the grantor, and the trustee shall be bound by the same as if executed by the grantor. The trustee shall also have full power to execute the same in the name of the grantor, and the trustee shall be bound by the same as if executed by the grantor.

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EXHIBIT A

*** Unit No. 1-22-98-L-T in Rob Roy Country Club Village Condominium, as delineated on a Plat of Survey of a Parcel of land in Section 26, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois which Survey is attached to the Declaration of Consominium made by Central National Bank in Chicago, as Trustee under Trust Number 24978, recorded November 12, 1982 as Document Number 26,410,009 together with the undivided percentage interest appurtenant to said Unit in the property described in said Declaration of Condominium, as amended from time to time, excepting the Units as defined and set forth in the Declaration and Survey, as amended from time to time, which percentage shall automatically change in accordance with amended Declaration as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declarations as though conveyed hereby in Cook County, Illinois.***

Permanent Tax Numbers: 03-26-100-015-1295
03-26-199-999-1293

Said matter affects this and other property.

Common Address: 784-B Margate Lane
Prospect Hgts., Illinois 60070

88472706

Cook County Clerk's Office