

This Indenture, Made this 9th day of July A. D. 19 91

between QUINTON GLENN JR. AND HELEN GLENN

of the City of Olympia Fields in the County of Cook in the State of Illinois party of the first part, and First National Bank of Joliet, Joliet, Illinois of the City of Joliet, County of Will, and State of Illinois, as Trustee, party of the second part, WITNESSETH:

THAT WHEREAS, The said Quinton Glenn Jr. and Helen Glenn

grantor herein being justly indebted upon their principal promisory note bearing even date herewith, payable to the order of

BEARER in the sum of ONE HUNDRED FIFTY ONE THOUSAND AND NO/100 (\$151,000.00) DOLLARS due ONE THOUSAND SEVEN HUNDRED SIXTEEN AND 26/100 (\$1,716.26) DOLLARS on August 9, 1991, which includes interest at the rate of ELEVEN (11.00%) percent on the principal balance remaining from time to time unpaid, and ONE THOUSAND SEVEN HUNDRED SIXTEEN AND 26/100 (\$1,716.26) DOLLARS on the 9th day of each month thereafter, to and including July 9, 2006, when the remaining balance becomes due and payable, and with interest at the rate of TWELVE (12%) percent per annum after maturity; both principal and interest being payable at the FIRST NATIONAL BANK OF JOLIET, Joliet, Illinois.

THIS TRUST DEED COVERS ANY RENEWALS OR EXTENSION OF THE AFOREMENTIONED NOTE.

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13.00

The identity of the said principal note hereby secured is evidenced by the certificate thereof of said Trustee.

NOW THEREFORE, the said party of the first part for the purpose of securing the payment of said principal sum of money and said interest, according to the true intent and meaning of said principal note, and of said interest notes, and for the purpose of securing the faithful performance of the covenants and agreements herein contained, and also in consideration of the sum of one dollar (\$1.00) in hand paid, do hereby present convey and warrant unto the said party of the second part the following described real estate, with the improvements thereon and the rents, issues and profits thereof, and all rights, benefits, lighting and plumbing apparatus and all other fixtures now, or that may be hereafter, attached to said premises, and everything appurtenant thereto, situated in the County of Will, in the State of Illinois, to-wit:

lots 22, 23, 24 and 25 in Block 2 in Crescent Park Markham 6th Addition in the South East 1/4 of the South East 1/4 in Section 14, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P. I. N. 28-14-428-017-0000 (affects Kit. 22) 28-14-428-038-0000 (affects Lot 23) 28-14-428-039-0000 (affects Lot 24) 28-14-428-040-0000 (affects Lot 25)

Commonly Known As: 3330 W. 159th Street, Markham, Illinois, 60426

If all or any part of the property herein described should be sold or otherwise transferred (or be contracted to be sold, or otherwise transferred) by voluntary or judicial sale to otherwise, the holder or owner of the indebtedness reserves the right of its option at any time thereafter, to declare the entire indebtedness secured hereby due and payable.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the above described premises, with the appurtenances and fixtures unto the said party of the second part, its successors and assigns forever, for the use and purpose and upon the trusts herein recited, and for the equal security of said principal and interest without preference or priority by means of priority of time of maturity thereof.

And the said grantor covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and in said notes provided, to pay prior to the first day of June in each year, all taxes and assessments levied upon said premises; to commit or suffer no waste to said premises, to keep any and all buildings thereon in good repair; to keep all buildings at any time on said premises insured to the full insurable value thereof, against loss by fire and lightning, by policies in compliance to be approved by the legal holder of said indebtedness and to deliver to the legal holder of said indebtedness the said insurance policies, with the usual mortgage or trustee clause attached thereto, making all loss, if any, thereunder payable to said Trustee, as interest may appear; to suffer no liens or mechanics or material men or other claims to attach to said premises. And in the event of the failure of said grantor to pay said taxes and assessments, or to keep said buildings insured at aforesaid, or to keep said premises free from any such liens of mechanics or material men, the holder of said indebtedness may pay such taxes or assessments, or discharge, or purchase any tax lien or title affecting said premises, or may procure such insurance, or settle any lien of any mechanic or material men, or other claim attached to said property, and all moneys so paid and any other moneys disbursed by the legal holder of said indebtedness, to protect the lien hereof, shall be so much additional indebtedness secured hereby, and it shall not be obligatory upon the holder of said indebtedness to inquire into the validity of any such tax lien or other lien, or special assessments or sales therefor, or into the validity of any lien of mechanics or material men, or of other claims attaching to said property, in advancing moneys in that behalf as above authorized.

IN THE EVENT OF A BREACH of any of the aforesaid covenants or agreements, on in case of default in the payment of any note secured hereby, or any installment of interest thereon, according to the terms thereof, the whole of said indebtedness shall, at the option of the legal holder thereof, without notice become immediately due and payable and shall be recoverable by foreclosure hereof, or by suit at law, or both, in like manner as if all of said indebtedness had then matured by lapse of time.

IT IS FURTHER AGREED by the grantor that in case a right of foreclosure or other right of procedure, shall arise hereunder, in any of the manners above specified, the legal holder or holders of said principal note or of any part thereof or the said trustee for the benefit of such holder or holders shall have the right to bring such legal or equitable proceedings for the collection of the moneys hereby secured as may be necessary; that all reasonable and necessary expenses and disbursements, paid or incurred in behalf of the complainant in connection with the foreclosure hereof-including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing an

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72-84-4280

# TRUST DEED

TO

First National Bank of Joliet  
78 N. Chicago St., Joliet, IL  
Trustee

Trust No. \_\_\_\_\_

Loan No. \_\_\_\_\_

Date \_\_\_\_\_ year at \_\_\_\_\_ %  
19\_\_\_\_

This Instrument Prepared By:  
First National Bank of Joliet  
78 N. Chicago St.  
Joliet, IL 60431

RETURN TO:

First National Bank of Joliet  
78 N. Chicago St.  
Joliet, IL 60431

Attn: Commercial Loan Department

(Not to be recorded)

**IMPORTANT** For the protection of both the borrower and lender, the principal note secured by this Trust Deed should be identified by \_\_\_\_\_

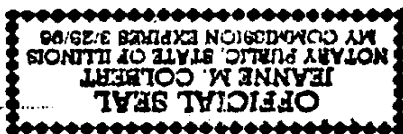
First National Bank of Joliet  
Trustee

The principal note mentioned in the within Trust Deed has been identified herewith.

Register No. \_\_\_\_\_

By First National Bank of Joliet  
Trustee

By *Leanne M. Colbert*



Notary Public

day of JULY A. D. 19 91  
GIVEN under my hand and Notarial Seal, this 9th

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

Quinton Glenn Jr. and Helen Glenn

I, the undersigned, Jeanne M. Colbert, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that

STATE OF ILLINOIS  
COUNTY OF WILL

} ss.

(SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

Abstract of title showing the whole title to said premises embracing foreclosure decree, shall be paid by the grantors; that the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee, or any holder of any part of said indebtedness, as such, shall also be paid by the grantors; that such fees, expenses and disbursements shall be an additional lien and charge upon said premises secured by this deed, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding, and that such proceedings shall not be dismissed, nor a release hereof given, until all such fees, expenses and disbursements, and the costs of suit have been paid.  
The grantors waive all rights to the position of, and income from said premises pending such foreclosure proceeding, 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, the court in which such bill is filed, may at once and without notice to the said grantors or any party claiming under said grantors, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises, during the pendency of such foreclosure suit and until the time to redeem the same from any sale thereunder shall expire.  
IN THE EVENT of the refusal, resignation or inability of the grantee to act as trustee then the then Recorder of Deeds of said County, is hereby appointed to be successor in this trust.  
When all the aforesaid covenants and agreements have been fully performed, the said Trustee shall release said premises to the party entitled to receive the same, on receiving reasonable charges therefor.  
WITNESS the hand and seal of the grantors this 9th day of JULY A. D. 19 91

Property of Cook County Office

BOX 333 - TH

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