

UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Grantor S. John J. Nemz and Bernice M. Nemz, his wife

of the City S. Barrington County of Lake and State of Illinois for and in

consideration of the sum of FIFTY THOUSAND AND NO/100 DOLLARS, in hand paid, CONVEY and WARRANT to Ormel J. Prout Trustee of the City McHenry County of McHenry

and State of Illinois and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon including all heating, 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 McHenry, in the State of Illinois, to wit:

Lot 15 in Bridlewood Unit 2, being a Subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 42 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded May 3, 1985 as Document 85005396, in Cook County, Illinois.

01-26-207-017
10 Bridal wood trail
S. Barrington, Ill

1992 APR 20 AM 10:24

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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 the performance of the covenants and agreements herein.

WHEREAS, The Grantor S. John J. Nemz and Bernice M. Nemz, his wife

justly indebted upon one principal promissory Note bearing even date herewith, payable to the order or BEARER in the principal sum of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) with interest thereon at the rate of 9.50% per annum, payable monthly. Grantors herein agree to pay the sum of \$1,050.10 or more each month beginning April 21, 1992 and each month thereafter, said payment to include monthly interest due. The remaining loan balance shall be due and payable 5 years from the date of the mortgage at the option of the lender anytime thereafter on demand. Disclosures are based on a 5 year amortization schedule. The existing payment should continue until demand is made by the lender.

No transfer of title or possession of the property herein described will be permitted without the approval of the trustee and the holder of the note secured by this trust deed. Any such transfer will cause the note to become due and payable.

Principal and Interest payable

at McHenry State Bank

or such other place as the legal holder hereof may from time to time in a writing appoint.

THE GRANTOR covenant and agree as follows: [1] to pay said indebtedness, and the interest thereon, as herein and in said notes and coupons provided, or according to any agreement extending time of payment; [2] to pay prior to the time the same become due under the law all taxes, general or special, and 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 and tornado, to the full insurable value, in companies to be approved by the holder of said indebtedness, and deliver to the said holder of said indebtedness the insurance policies so written as to require all loss to be applied as reduction of said indebtedness; [6] to keep the said property tenantable and in good repair; and [7] not to suffer any mechanics' or other lien to attach to said premises. In the event of failure so to insure, to pay taxes, general or special, or to keep the property in good repair, or to prevent mechanics' or other liens attaching to said premises, the grantee, or the holder of said indebtedness, may procure such insurance, or pay such taxes, general or special, or make such repairs as he may deem necessary to keep the said premises in a tenantable condition; or discharge or purchase any tax lien or title affecting said premises; and all moneys so paid the grantor agree to repay immediately without demand, and the same, with interest thereon from the date of payment at 9.50 per annum shall be so much additional indebtedness secured hereby.

The abstract of title of the within described property shall be left with the trustee until all said notes are paid, and in case of foreclosure said abstract shall become the property of the purchaser at 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 such breach at 9.50 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 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 an abstract of title showing the whole title to said premises embracing foreclosure decree shall be paid by the grantor; that the like expenses and disbursements occasioned by any suit or proceeding wherein the trustee, or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor; that 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 fees, expenses and disbursements, and the costs of suit, including solicitors' fees, have been paid. The grantor 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

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Doc. No. _____

Trust Deed

From _____

To _____

McHENRY COUNTY, ILLINOIS
RECORDER'S OFFICE

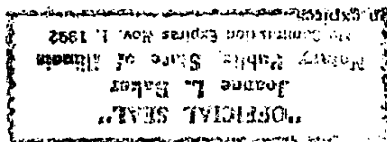
WILLERT H. RUSSEL
Recorder

BOX 333

72 APR 20 AM 10:24
Recorder of Deeds

4974286

Document No. _____ filed for record in Recorder's Office of McHenry County, Illinois
A. D. 19____ at _____ o'clock _____ M.



Notary Public
Joanne L. Baker

day of March 1992

Given under my hand and notarial seal, this 16th

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

John J. Nemz and Bernice M. Nemz,
his wife
a Notary Public in and for, and residing in said County, in the State aforesaid
do hereby certify, that

STATE OF ILLINOIS }
COUNTY OF McHENRY }
ss. I, the undersigned

day of March 1992
WITNESS the hand and seal of the grantor and seal
Richard A. Lane
McHenry County of the
County, or of his refusal or failure to act, then
County, is hereby appointed to be the first successor in this trust; and if for any like cause said first successor fail or refuse to act,
And when all the aforesaid covenants and agreements are performed, the trustee, or his successor in trust, shall release said premises
to the party entitled thereto on receiving his reasonable charges.

IN THE EVENT of the death, inability, removal or absence from said
McHenry
sales, tax titles, mechanics' or other liens or titles, or the necessity for repairs in advancing money as herein before provided.
and it shall not be the duty of the trustee, legal holder of the notes or purchaser at any Master's or other sale, to see to the applica-
tion of the principal sum hereby secured or of the purchase money, or to inquire into the validity of any taxes, assessments, tax-
entitled to the deed under the Master's or Commissioner's sale. A bond on application for receiver is hereby expressly waived
or, if not in either manner so applied, the court approving the receiver's report shall order that the same be paid to the person
after a Master's or Commissioner's sale under any decree of sale, in payment or reduction of any deficiency decree entered thereon,
in reduction of the amount of any decree of sale entered in any foreclosure proceeding, in payment or reduction of any deficiency,
ums, taxes, assessments, and his commissions, to pay to the person entitled thereto in reduction of the indebtedness hereby secured,
appointed by the court before which such motion for the appointment of a receiver shall come on for hearing, to take possession
of or charge of said premises, and collect such income and the same, less receiver's expenses, including repairs, insurance premi-
filing of any bill to foreclose this Trust Deed, a receiver shall upon motion of solicitor for complainant, without notice, be immediately

THIS DOCUMENT PREPARED BY
JOANNE L. BAKER
MCHENRY STATE BANK
3010 W. ELM ST.
MCHENRY, IL 60050

Property of Clerk's Office

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