

74108827/100

BOX 100

This Indenture, WITNESSETH, That the Grantor S. Gary J. Louis and Tracy E. Louis,
his wife f/k/a Tracy E. Esposito

of the City of Streamwood
County of Cook and State of Illinois

in consideration of the sum of NINETY FOUR THOUSAND AND NO/100 DOLLARS,
in hand paid, CONVEY and WARRANT to Ormel J. Prust Trustee

of the City of 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:

Unit 3-2 in the Manors of Oak Knoll a Condominium as delineated on a Survey of
the following described real estate: A part of Oak Knoll Farms Units 8-A and
8-B being subdivisions of part of the South Half of Section 22 and of part of the
South Half of said Section 22, Township 41 North, Range 9 East of the Third
Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of
Condominium recorded September 1, 1989 as Document 89411040 as amended from time
to time together with its undivided percentage interest in the common elements
in Cook County Illinois.

PIN: 06-22-303-023

Property Address: 691-B W. Streamwood Blvd., Streamwood, IL 60107-3322

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. Gary J. Louis and Tracy E. Louis, his wife f/k/a
Tracy E. Esposito are

justly indebted upon one principal promissory Note bearing even date herewith, payable to the order of
Bearer in the principal sum of NINETY FOUR THOUSAND AND NO/100 Dollars (\$94,000)
with interest thereon at rate of 7.25% per annum, payable monthly. Grantors
herein agree to pay the sum of \$679.44 or more beginning April 11, 1993 and on
the 11th day of each and every consecutive month thereafter. Said payment to
include the monthly interest thereon. The remaining loan balance shall be due
and payable five years from the first payment date on April 11, 1998 at the
option of the lender or anytime thereafter on demand. Payments are based on a
25 year amortization schedule. The existing payment schedule should be continued
until demand is made by the lender.

No transfer of title or possession of the property herein described will be per-
mitted 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 in reduction of
said indebtedness; [6] to keep the said property tenable and in good repair; and [7] not to suffer any mechanics' or other liens
to attach to said premises. In the event of failure 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 tenable 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 7.25% 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 7.25% 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 fore-
closure hereof—including reasonable solicitor's fees, outlays, for documentary evidence, stenogra-
pher'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

11/10/93

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UNOFFICIAL COPY

Doc. No. **BOX 333**

Trust Deed

From

To

McHENRY COUNTY, ILLINOIS
RECORDER'S OFFICE

WILLBERT H. RUSSEL
Recorder

Mail To:
McHenry State Bank
3510 W. Elm
P.O. Box 398
McHenry, Illinois 60050

93 MAR 19 AM 11:08
93206014
Recorder of Deeds

COOK COUNTY, ILLINOIS
FILED FOR RECORD
A. D. 19 at _____ o'clock M.

Document No. _____ filed for record in Recorder's Office of McHenry County, Illinois

My Commission expires _____ 19

day of _____ March _____ 1993

Given under my hand and notarial seal, this _____ day of _____

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

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OFFICIAL SEAL
KIMBERLY KAE LIPPERT
Notary Public, State of Illinois
My Commission Expires 1996

This Document Prepared By
KIMBERLY KAE LIPPERT
McHenry State Bank
P O Box 398
McHenry, Illinois 60050

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