

TRUST DEED
MORTGAGE (ILLINOIS)

CAUTION: Consult a lawyer before using or signing under this form. This form is intended to be used for a particular purpose and makes no warranty with respect to its validity, including its suitability for a particular purpose.

15:05:24
County Recorder

THIS INDENTURE WITNESSETH, That Stephen L. Adams

97569073

(hereinafter called the Grantor), of

539 Fullerton Pkwy Chicago, IL

for and in consideration of the sum of \$60,000 Dollars

in hand paid CONVEY AND WARRANT to John W. & Dorothy W. Adams

of 4439 Tanglewood Trail St. Joseph, MI

Above Space for Recorder's Use Only

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: The east 30.50 feet of the west 70 feet of Lot 9 (except the south 30 feet thereof) in the Assessor's Division of Lots 1 and 2 and 3 in John Weddington and Other's subdivision of Block 5 in the Canal Trustee's subdivision of part of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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

Permanent Real Estate (index numbers): 214-33-104-006

Address(es) of premises: 539 Fullerton Pkwy Chicago, IL

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein WHEREAS, The Grantor is justly indebted upon 2/1/92 principal promissory note bearing even date herewith, payable over 15 years or immediately upon transfer of the property.

Property
MORTGAGE
County Clerk's Office

97569073

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein provided in said note or notes provided, or according to any agreement extending time of payment; (2) to pay, when due, in each year, all taxes and assessments against said premises, 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; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee hereon, 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 said Trustee or Mortgagee, and second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) 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 so 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 tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time, and any money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment of such money, at the rate of 12 per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements in favor 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 12 per cent 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 hereof - including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing interests decreed - to be paid by the Grantor; and 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, 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 a judgment that may be rendered in such foreclosure proceedings, which proceeding, whether a deed of sale shall have been entered or not, shall not be deemed a 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 and charge of said premises with power to collect the rents, issues and profits of the same premises.

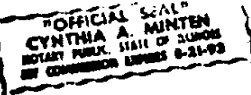
The name of a record owner is: Stephen L. Adams

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then

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 or his successor in this trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to

Witness the hand and seal of the Grantor this 11th day of August, 1982.



[Signature] (SEAL)
[Signature] (SEAL)

Please (print or type name(s) below signature(s))

This instrument was prepared by Stephen L. Adams, M.D., 539 Fullerton Parkway (NAME AND ADDRESS)

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