

Lori Gadbois
Kankakee County Recorder of Deeds

Deed of Trust

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THIS INDENTURE WITNESSETH, That the GRANTORS _____
_____ of the County of Kankakee, in the State of Illinois, in consideration of the sum of
_____ Dollars in hand paid, Convey, and Warrant to _____
_____ as Trustee of the County of Kankakee, in the State of Illinois, the following described, real estate, to wit:

Situated in the County of Kankakee, in the State of Illinois, and all appurtenances belonging thereto, together with all the rents, issues and profits arising therefrom, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois, in trust, nevertheless, for the following purposes:

Whereas, the said _____ justly indebted upon _____
_____ promissory note..., bearing even date herewith, payable to the order of

NOTE: If additional space is required for legal – attach on separate 8 ½ x 11 sheet.

Now, if default be made in the payment of said promissory note... or the interest thereon, or any part hereof, according to the terms of said note..., or in case of waste, nonpayment of taxes, special taxes or assessments or insurance premiums or assessments on said premises, then in such case, the whole of said principal sum and interest secured by said note... shall thereupon, at the option of the legal holder or holders, become immediately due and payable and this Trust Deed may then be foreclosed and out of the proceeds of any foreclosure sale there shall be paid first, the cost of said suit including reasonable solicitor's fees and all monies advance for abstracts of title, title searches, and examination, guarantee title policies and similar date and assurances with respect to title, Photostats, master fees and reporting expense, insurance, taxes special assessments or other liens with interest thereon at Seven per cent per annum, then to pay the principal of said not ... with interest, rendering the overplus, if any to the Grantor ... or his – their assigns.

Upon the filing of any bill to foreclose this Trust Deed, the Court may, on application, without notice to the Grantor ... or ... subsequent grantees, and without bond being required of the applicant, appoint a Receiver to collect rents, issues and profits during the pendency of said suit and until redemption period has expired and apply the same under the direction of said Court of the extinguishment of taxes, special taxes or assessments, solicitor's fees, debt, interest, cost and expenses incurred in said foreclosure suit.

The Grantor ... agree ... to keep the buildings on said premises insured for their full insurable value against loss or damage by fire, lightning, windstorms, cyclones and tornadoes and that the policies shall be assigned to grantee for the benefit of the holder of said note...

When the obligations of Grantor ... under this Trust Deed are fully paid and discharged, the grantee shall reconvey said premises to Grantor ... upon receiving his/her reasonable charges therefor. And in case of the death, resignation, removal from said County of Kankakee, or inability to act, of said Grantee, then the Recorder of Deeds of said County is hereby appointed successor in trust with the same power and authority as is hereby vested in said grantee.

It is also agreed that the Grantor ... shall pay all costs and attorney's fees incurred by the grantee, or the holder of said note ... in any suit in which either of them may be plaintiff or defendant by reason of being a party to this Trust Deed or holder of said note ...

Witness the Hand ... and Seal ... of said Grantor ... this _____ day of _____, 20_____.

Signature (seal)

Signature (seal)

Signature (seal)

Signature (seal)

NOTE: If additional space is required for legal – attach on 8 ½ x 11 sheet.

STATE OF ILLINOIS }
County of Kankakee } SS

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY

that _____

is personally known to me to be the same person whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledge that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

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

Notary Public

My commission expires _____, _____.

Name and Address of Preparer:

This copy is provided by the Recorder for use in Kankakee County, Illinois.

Please consult legal representative before taking final action with this deed.

Lori Gadbois
Kankakee County Recorder
189 East Court Street
Kankakee, IL 60901
815.937.2980