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## TRUST DEED

JUNIOR MORTGAGE

THE ABOVE SPACE FOR RECORDER'S USE ONLY

CTTC 7 April 15, THIS INDENTURE, made

1971 . between William Phillips and

Dorothy N. Phillips, his wife. SEALY NATIONAL BANK

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY OF CHICAGO

an Illinois cor oration doing business in Chicago, Illinois, herein referred to as TRUSTLI, witnesseth: THAT, WP\_RF^S the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described. said legal hold r or holders being herein referred to as Holders of the Note, in the principal sum of

Four Thousand and no/100 evidenced by one terten Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate from date of per cent per annum in instalments (including principal and interest) as follows: 8%

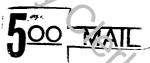
Eight Hundred Ninty .wo & 10/100 Dollars on the 10th ... June 15th 19 7 and Eight Hundred Ninty Two 10/100 the 10th day of each ... every thereafter until said nate is fur payment of principal and interest, if not sconer paid shall be due on the 10th day of 10th thereafter until said note is fully paid except that the final the 10th day of March 19 76 March hall such payments on account of the indebtedn is evi enced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provide, that the principal of each instalment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of and principal and interest being made payable at such banking house or trust company in OHICAGO Illimots, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the case of

NOW, THEREFORE, the Mortgagors to secure the payment of the said of irripal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and greenments herein contained, by the Mortgagors to be performed and also in consideration of the sum of One Dollar in hand past, the recept whereof is hereby a flow edge to by these presents CVINVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Existe and all of their state, if the title and interest therein, situate, bying and being in the COUNTY OF

to wit: City of Chicago

in said City.

The South 22 feet of Lot 6 and the North 7 feet of Lot 7 in Block II in E.L. Brainerds Subdivision of Telford Burnham's Subdivision of the Westz of the North Westz of Section 5, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all tents long and during all such times as Mottgagors may be entitled thereto which are pledged primarily and on a parity with sur and all apparatus, equipment o. articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, the (whether single units or centrally controlled), and ventilation, including (without restricting the regording), surfaces, we windows. Boor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of sea attached thereto or not, and it is agreed that all similar appears, equipment or articles hereafter placed in the premises by it.

TOHAVE AND TOHOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and up forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, who Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs,

WITNESS the hand .. of Mortgagors the day and year first above written, I SEAL I

STATE OF ILLINOIS, Processed, DO HEREBY CERTIFY THAT FRE personally known to

signed, scaled and red the said Instrument as, 71

## THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED)

11. Martigagor shall (3) groundly repair, restore or rebuild any haddingsyor improvements now or herefore more the primes which may become do substitution of the first force of the primes appear of the first force of the first force of the primes where the ground substitution and repair, without waste, and free from mechanic or other here or claims for her not expressly substitution to the first here force of the mechanic or the first force of the first force of the first force of the first force of the discharge of such prior here to Trustee or to hidders of the note; (4) complete within a reasonable time any point request exhibit satisfactory evidence of the discharge of such prior here to Trustee or to hidders of the note; (4) complete within a reasonable time any point prior for the first force of the first force o

and that charges gainst in the passes when due, and sain charge with the fall the recorder of the note duplicate recepts therefor. To to context.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises moured against loss or damage by fire, lightning or windows munder polices providing for payment by the muntance companies of moneys wifficient either to apple the out of replaining or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in ease of loss or damage, to Treatee for the honefit of the holders of the note, under insurance policies payable, in ease of loss or damage, to Treatee for the honefit of the holders of the note, such rights to be evidenced by the standard ratge clause to be attached to each policy, and shall defined all policies not less than it end say prote to the respective days of expiration.

In case of murane about to expire, shall deliver removal policies not less than it end say prote to the respective days of expiration.

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In case of murane about to expire, shall deliver removal policies not feet the standard of the note in the standard of the note of the

interest or the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors bertor container.

7. Who it is withdress hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lies he soft, in any suit to foreclose the lies hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures. I am may be assumed as the sale of the

principal and interest temaning unipaid on the diet fourth, any overplus to Mortgagors, their hers, legal representatives or assign, as their right support.

John or stain, time after the filing of a full or seeks, this trust deed, the court in which such hill in filed may appoint a receiver of said premised in the property of the support of the sup

## IMPORTANT

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD

MAIL TO:

Seaway Lational Bank 645 E 87-St. Dhgo FII, 60619

TO PLACE IN RECORDER'S OFFICE BOX NUMBER

END OF RECORDED DOCUMENT