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COOK COUNTY, ILLINOIS

Chilmen R. Olien

Aug 11 '71 2 33 PH

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AUG T

TRUST DEED

545284

21 581 395

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 5,

19 71 , between

ANNE MARIE COMEAU, a spinster herein referred to as "Mortgagors," and

evidenced by ne certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and deliver c ١, and by which said Note the Mortgagors promise to pay the said principal sum and interest from date receof on the balance of principal remaining from time to time unpaid at the rate of Seven and e-4 arter (7-1/4%) per cent per annum in instalments (including principal and interest) as follows:

One Hundred Sixty or and No/100 (\$164.00) --- Dollars on the One Hundred Sixty Four and No/100--- the Ost day o, each and every month thereafter until said note is fully pa Dollars the 1st day 0, each and every month thereafter until said note is fully paid except that the final payment of principal and interest, incl sooner paid, shall be due on the 1st day of October 19 86. All such payments on account of the incl bedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal provided that the principal of each installment unless paid when due shall bear interest at the rate of care of the provided that the principal and interest being made payable at such banking house or trust.

company in Chicago Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of COMMERCIAL NATIONAL BANK OF CHICAGO in said City,

NOW, THEREFORE, the Mortgagors to secure the payn. If the said principal sum of money and said in and limitations of this trust deed, and the performance of the even to and agreements herein contained. Consideration of the sum of One Dollar in hand paid, the receip where of shereby acknowledged, do by the Trustee, its successors and assigns, the following described Real Examples and of their estate, right, title and into the wit:

City of Chicago

CUNTY OF Cook id interest in accordance with the terms, pro-ed, by the Mortgagors to be performed, and these presents CONVEY and WARRANT u d interest therein, situate, lying and being in ate, lying and being in the AND STATE OF ILLINOIS,

> Lots 5 and 6 in Block 29 in First Addition to Ravenswood Manor Lots 5 and 6 in Block 29 in First Addition to Ravenswood Manor Subdivision of that part of the East half of the North West quarter and the West half of the North Left quarter of Section 13, Township 40 North, Range 13, East of the Tird Principal Meridian lying between Manor and Fairfield Avenues and Sanitary District right of way, plat recorded July 17, 1909 as 10 ument 4407697 in CookCounty, Illinois.



This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse sidential of the state successors and assigns.

WITNESS the hand S. and scals of [SEAL] a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

ANNE MARTE COMEAN SUBLIC Tawnence

Page 2	<u>alah dari</u> dari sahija dari dari dari dari dari dari dari dar
THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO OI 1. Mortgagers shall (1) promptly repair, restore or rebuild any buildings or improve the destroyced; (2) keep said premises in good condition and repair, without waste, subordinated to the lien hereof; (3) pay when due any indebtedness which may be see upon request exhibit statifactory evidence of the dacharge of such pior hiera to Trus building or buildings now or at any time in process of erection upon said premises expect to the premises and the use thereof; (6) make no material alterations in said pr. 2. Mortgagers shall pay before any penalty attaches all general taxes, and shall pay prevent defined against the preinties when due, and shall, upon written request, fur prevent of the present of the process of the manner process of the process of the process of the manner process.	vements now for hereafter on the premises which may become damaged and free from mechanics or other lieus or claims for lieu not expectly ared by a lieu or charge on the premises superior to the lieu hereof, and co to to holders of the notice (4) complete within a reasonable time any (5) comply with all requirements of law or municipal ordinances with 15) comply are a required by law or municipal ordinances. Typical Legal sequences are superior of the core designed ordinances, and the control of the core of the core designed ordinances.
3. Mortgagets shall keep all buildings and improvements now or hereafter situate windstorm under policies providing for payment by the insurance companies of mome to pay in full the indebtedness secured hereby, all in companies satisfactory to the building of the payment by the insurance companies of mome to pay in full the indebtedness secured hereby, all in companies satisfactory to the building of the policies in the payment of the payment by the state of application. 4. In case of default therein, Trustee or the holders of the policies not less than ten days print additional and renewal policies, to holders of the more payment of any, and purchase, discharge, compromise or settle any tax lien or other or make if any, and purchase, discharge, compromise or settle any tax lien or other or make connection therewith, including attorneys (ecs, and any other moneys advanced by Truste lien hereof, plus reasonable compensation to Trustee for each matter concerns and the payment of the lien hereof, plus reasonable compensation to Trustee for each matter concerns and the payment of the pay	d on said premises insured against loss or damage by fire, lightning or yo sufficient either to pay the cost of replacing or repairing the same or rollders of the note, under insurance policies payable, in case of loss or early the standard mortgage clause to be attached to each policy, and more about to expire, shall deliver renewal not, make any payment or perform any sat hereinbefore required of full or partial payments of principal or interest on prior encumbrances, no retile or claim thereof, or redeem from any tax sale or forfeiture of the purposes herein authorized and all expenses paid or incurred in sustee on the holders of the note to protect the mortgaged premises and sustee on the holders of the note to protect the mortgaged premises and existent partial payments of the protect of the second of the second premise and the rate of seven per cent as a waiver of any right accruing to them on account of any default creeby authorized relating to taxes or accessments, may do so according ut inquiry into the accuracy of such bill, statement or estimate or into all and interest, when due according to the terms hereof. At the option secured by this Trust Deed shall, notwithstanding anything in the note in the performance of any other agreement of the Mortgagors herein on or otherwise, holders of the note or Trustee shall have the tight to wed and included as additional indebtedness in the decree for sale all or otherwise, holders of the note or Trustee shall have the tight to wed and included as additional indebtedness in the decree for sale all or otherwise, holders of the note or Trustee shall have the tight to wed and included as additional indebtedness in the decree for sale all or tholders of the note for autorneys' fees, Trustee's fees, appraiser's most and costs (which may be estimated as to tiems to be expended a reasonably necessaries policies. Torrens certificates, and similar data or existence of the note for autorneys' fees, Trustee's fees, appraiser's in the decree of the host in connection with
Such appointment may be made either before or afters we have to explication for such receiver and without regard to the har with of the premises or Trustee hereunder may be appointed as such receiver. Such as the pendency of such foreclosure suit and, in case of a sale and a definent all have power as well as during any further times when Mortgagets, except for the transition of a sand all other powers which may be necessary or are usual in such a such advantage the whole of said period. The Court from time to time may author to the receive of: (1) The indebtedness secured hereby, or by any decree foreclosing it is trust decessary to the superior to the lien hereof or of such decree, provided such application is used printed to the superior of the enforcement of the lien or of any provision hereof of all be	ourt in which such bull is filed may appoint a receiver of said premises, it regard to the solvency or insolvency of Mortgagors at the time of whether the same shall be then occupied as a homestead or not and the ret to collect the ternts, issues and profits of said premises during the latatutory period of redemption, whether there be redemption or not, our receiver, would be entitled to collect such rents, issues and profits, ettion, possession, control, management and operation of the premises or to apply the net income in his hands in payment in whole or in part or of the premises of the profits of the premises of the profits of the premises of the profits of the profit
1.1. Trustee or the holders of the note shall have the right to inspect the p emise puppose. 12. Trustee has no duty to examine the title, location, esistence or condition of identity, capacity, or authority of the signatories on the note or trust deed, not help the herein given unless expressly obligated by the terms hereof, nor be liable for an interest of the signatories on the note or trust deed, and the herein given unless expressly obligated by the terms hereof, nor be liable for the herein given unless expressly obligated by the terms hereof, nor be liable for the herein given unless expressly obligated by the terms hereof, nor be liable for misconduct or that of the agents or employees of Trustee, and it may require indemnit 13. Trustee shall release this trust deed has been fully paid; and Trustee may execute and deliver a release after maturity thereof, produce and exhibit to Trustee the note, representing that described any note as true without inquiry. Where a release is requested of a suc described any note with end of the united and the succession of the succession in Trust hereunder shall have the intrustee or succession for all acts performed 15. This Trust Deed and all provincessions of the word "Mortgagors" when used herein shall include all one phonon and all per "notes" when more than one note is used.	the remises, or to inquire into the validity of the signatures or the True of ea biligated to record this trust deed or to exercise any power is or o assions hereunder, except in case of its own gross negligence or exist size. They to it before exercising any power herein given. pon p. nt. of satisfactory evidence that all indebtedness secured hereof to and at the squest of any person who shall, either before or all indebtednes. Secured has been paid, which representation crossor trustes a secured hereof to any secured as the note herein tensor by a prior to the herein described or which conforms in substance with persons herein at a six he makers thereof; and where the release in the note describe meetin, it may accept as the note herein described and before the secretical or the secretical contents.
"notes" when more than one note is used. 16. In addition to the manthly payments provided for herein, the mantgagors agree to deposit with Commarcial Nat'l Bk. of Chgo., or the holder hereof, on the 1st day of each month, commencing 1. 71 1/12th of the annual insurance and current general real estate taxes levied against the above described property and any anticipated increase. By December 31 of any calendar year, mortgagors agree to have paid sufficient funds to cover the tax light for that calendar year.	Identification No. 54528.4 CHICAGO TITLE AND TRUST COMPAN rustee. By Matyaret C. facilitate Pour Officer Assistant Secretary Assistant Vice President
COMMERCIAL NATIONAL BANK OF CHICAGO 1806 N. WESTERN AVE. CHICAGO, ILLINOIS 60625 X PLACE IN RECORDER'S OFFICE BOX NUMBER: 490	FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 2767 W.Wils on Avenue Chicago, Illinois

END OF RECORDED DOCUMENT