

TRUST DEED

CHARGE TO CERT 546455

LOAN NUMBER 25073

21 624 441

Use with notes providing for precomputed interest.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made September 13, 19 71, between

Clarence J. Utley and Bertie M. Utley His wife

herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the sum of \$ 7745.40 together with delinquency charges as therein provided; evidenced by a certain Note, of or guaranteed by one or more of the Mortgagors, of even date herewith, made payable to THE ORDER of Mercantile All-In-One Loans, Inc. a Delaware corporation doing business in Chicago, Illinois, hereafter sometimes referred to as "Payee", and delivered, in and by which said Note the Mortgagors promise to pay the said sum in installments as follows: one installment payment of \$ 129.09 on the 20th day of October 19 71 and installment payments of the same amount on the 20th day of each month thereafter until the entire sum is paid, except that the final installment payment of \$ 129.09, if not sooner paid, shall be due on the 20th day of September 19 71. All installment payments are payable at such offices as the holders of said note may, from time to time, in writing appoint and in absence of such appointment, then at the office of the payee in said City,

NOW, THEREFORE the Mortgagors to secure the payment of the said sum of money and said interest and all other amounts due under said note or judgment obtained thereon in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors presents CONVEY and WAIVER unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 1 and Lot 2 (except the West 27 feet of said Lots conveyed to the Chicago and South Side Rapid Transit Railroad Company) in Block 2, in Thomasson's Subdivision of the South 6 acres of the South East 1/4 of the North East 1/4 of the North West 1/4 of Section 15, Township 38 North, Range 14, East of the third Principal Meridian, in Cook County, Illinois

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which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereon belonging and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereon (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, radiator beds, swing up, mows and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts here in set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors 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, successors and assigns.

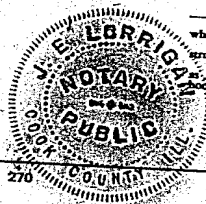
WITNESS the hands and seals of Mortgagors the day and year first above written.

Clarence J. Utley (SEAL) Bertie M. Utley (SEAL) J.E. Lorrigan (SEAL)

STATE OF ILLINOIS, I, J.E. Lorrigan, Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Clarence J. Utley and Bertie M. Utley His wife

who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of redemption.

GIVEN under my hand and Notarial Seal this 13 day of September, A.D. 1971. J.E. Lorrigan Notary Public.



21 624 441

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

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed... (2) keep said premises in good condition and repair, without waste, and free from building violations, neglects or other liens or claims for lien not expressly subordinated to the lien hereof... (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof... (4) comply within a reasonable time with any building or building code now or at any time in process of erection upon said premises... (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof... (6) make no material alterations in said premises except as required by law or municipal ordinance.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

RECORDED BY DEEDS

SEP 16 71 2 19 PM

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IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 516455

CHICAGO TITLE AND TRUST COMPANY, as Trustee
Vernon J. Garofalo
Assistant Secretary
Assistant Vice-President
Trust Officer

DEVELOPER'S NAME
MERCANTILE "ALL-IN-ONE" LOANS, INC.
2737 W. PETERSON AVE.
CITY CHICAGO, 60645
INSTRUCTIONS OR 508
RECORDER'S OFFICE BOX NUMBER

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

END OF RECORDED DOCUMENT