

# UNOFFICIAL COPY

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This Indenture, Made January 8 1972, between

Daniel T. Uhle and Virginia L. Uhle, his wife, herein referred to as "Mortgagors," and

## Riverdale Bank

an Illinois banking corporation doing business in Riverdale, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as HOLDERS OF THE NOTE, in the PRINCIPAL SUM OF Sixteen Thousand and 00/100 - - - - - DOLLARS,

secured by one certain Instalment Note of the Mortgagors of even date herewith, made payable to

BEAVER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest monthly on the balance of principal remaining from time to time unpaid at

the rate of 7 per cent per annum in instalments as follows One Hundred Twenty Four and 05/100

Dollars on the Twentieth day of February 19 72 and One Hundred Twenty Four and 05/100

\$124.05 Dollars on the 20th day of each and every month

thereafter until said note is fully paid except that the final payment of principal and

interest, if not sooner paid, shall be due on the 20 day of January 1972. All such payments on account of the indebtedness 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 instalment unless paid when due shall bear interest at the maximum rate permitted by law, and all of said principal and interest being made payable at such banking house or trust company in the Village of

Riverdale 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 Riverdale Bank in said City, Village

This Trust Deed and the note secured hereby are not assumable and become immediately due and payable in full upon vesting of title in other than the grantor(s) of the Trust Deed.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal 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 agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situ-

ate, lying and being in the City of Chicago, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 4 in Barry's Resubdivision of Lots 8 to 15 both inclusive in Block G in New Roseland Subdivision No. 2 being a Subdivision in the East half of the East half of the North East quarter of Section 32, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

700

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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 thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or 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

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doors and windows, floor coverings, inador beds, awnings, stoves 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 herein 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 do hereby expressly release and waive.

## IT IS FURTHER UNDERSTOOD AND AGREED THAT:

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 mechanic's 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, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings 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.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing 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 case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the maximum rate permitted by law. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any instalment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the maximum rate permitted by law, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the com-

21.785.541

21.774.110





COOK COUNTY ILLINOIS  
FILED FOR RECORD

*William R. Olson*  
RECORDER OF DEEDS

JAN 12 '72 10 01 AM

\*21774110

STATE OF ILLINOIS, }  
COUNTY OF Cook } ss.

I, Eva S. Huskey  
a Notary Public in and for and residing in said County, in the State aforesaid, DO  
HEREBY CERTIFY THAT Daniel T. Uhle  
and Virginia L. Uhle, 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 Instru-  
ment as their free and voluntary act, for the uses and purposes therein set  
forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 8th  
day of January, A. D. 1972.



COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JAN 24 '72 3 00 PM

*William R. Olson*  
RECORDER OF DEEDS

21785541

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

NAME Riverdale Bank  
ADDRESS 13700 Indiana Avenue  
CITY Riverdale, Illinois 60627  
DATE \_\_\_\_\_ INITIALS \_\_\_\_\_

**IMPORTANT**  
For the protection of both the borrower and lender, the note secured by this Trust Deed should be identified by the trustee named herein before the Trust Deed is filed for record.

The instrument mentioned in the within Trust Deed has been identified herewith under Identification No. 7608327-01

RIVERDALE BANK  
By *Eva S. Huskey*  
Eva S. Huskey, Asst.  
Real Estate Loan Officer

Box 533

**TRUST DEED**  
For Instalment Note

To  
RIVERDALE BANK  
Trustee  
PROPERTY ADDRESS  
829 West 129th Place  
Chicago, Illinois 60628

RIVERDALE BANK  
13700 Indiana Avenue  
Riverdale, Illinois 60627

MONARCH B.F.

END OF RECORDED DOCUMENT