UNOFFICIAL COPY

THIS INDENTURE, made this 18th day of January 19 72 JOHN P. MORRIS AND JAYNE ANN MORRIS, HIS WIFE of the of Cook and State of Illinois Mortgagor, and George F. Gee of the Village of Orland Park County of Cook and State of Illinois As Trustee, VITNESSETH THAT WHEREAS, the said JOHN P. MORRIS AND JAYNE ANN MORRIS are justly indebted upon 10 principal note S agg. egg. egg. egg. egg. egg. egg. egg.	HIS INDENTURE, made this 18th day of January 19.72. JOHN P. MORRIS AND JAYNE ANN MORRIS, HIS WIFE the of	TRUST DEED—Short Form 21 786 900 FORM No. 831 JANUARY, 1968	GEORGE E. COLE® LEGAL FORMS
JOHN P. MORRIS AND JAYNE ANN MORRIS, HIS WIFE of the of Cook and State of Illinois , Mortgagor, and George F. Gee of the Village of Orland Park , County of Cook and State of Illinois , as Trustee, VITNESSETH THAT WHEREAS, the said JOHN P. MORRIS AND JAYNE ANN MORRIS THE STATE THAT WHEREAS, the said JOHN P. MORRIS AND JAYNE ANN MORRIS are justly indebted upon 10 principal note s agolege e the sum of IVENTY FIVE THOUSAND AND NO/100 * * * * * * * * * * * * * * * * * *	JOHN P. MORRIS AND JAYNE ANN MORRIS, HIS WIFE the of County of Cook ad State of Illinois Mortgagor, George F. Gee the Village of Orland Park County of Cook at State of Illinois as Trustee, VITNESSETH THAT WHEREAS, the said JOHN P. MORRIS AND JAYNE ANN MORRIS are justly indebted upon 10 principal note 1 in agg. egg. ene/sum of IWENTY FIVE THOUSAND AND NO/100 * * * * * * * * * * * * * * * Dollars, due on or Nortore ten (10) years after date thereof, Principal Notes 1, 2, 3 ee each in the principal sum of \$5,000.00, Principal Notes 4, 5, 6 are each the principal June of \$2,000.00, Principal Notes 7, 8, 9 & 10 are each in e principal Notes 1 to 10, both inclusive, one of each of the coupons attached to each of said Principal teafter the date of each of said Principal notes is the interest coupons attached to the said Principal notes and principal notes is the interest coupons attached to the \$2,000.00 principal notes the interest coupons attached to the \$3,000.00 principal notes and being in the sum of \$187.50, the interest coupons attached to the \$3,000.00 principal notes and said interest coupons attached to the \$3,000.00 principal notes and said interest coupons attached to the \$3,000.00 principal notes and said interest coupons attached to the \$3,000.00 principal notes and said interest coupons Webbook decrease bearing even date herewith and being payable to the order on BEARER At the office of ORLAND STATE BANK, Orland Park, Illin Principal notes is identified by the certificate of the trustee appearing thereon. NOW, THEREFORE, the Mortgagor, for the better securing of the said indebtedness as by the sai' not evidenced, and the performance of the covenants and agreements herein contained on the Mortgagor's part of performed, and also in consideration of the sum of ONE DOLLAR in hand paid, does CONVEY AND WAR AND unto the said trustee and the trustee's successors in trust, the following described real estate situate in the count of the South West quarter of Section 19, Township	,	(jall)
with interest at the rate of	The Morris and Jayne ann morris, his wife the of ,County of Cook distate of Illinois ,Mortgagor, de George F. Gee the Village of Orland Park ,County of Cook distate of Illinois ,as Trustee, Villesseth THAT WHEREAS, the said JOHN P. MORRIS AND JAYNE ANN MORRIS are justly indebted upon 10 principal note s in aggregate with the principal sum of \$5,000.00 principal Notes 1, 2, 3 e each in the principal sum of \$5,000.00, Principal Notes 4, 5, 6 are each the principal sum of \$5,000.00, Principal Notes 4, 5, 6 are each in the principal sum of \$5,000.00, Principal Notes 7, 8, 9 & 10 are each in e principal sum of \$1,000.00 with interest at the rate of	THIS INDENTURE, made this 18th	day of January 19 72
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George F. Gee of the Village of Orland Park County of Cook and State of Illinois as Trustee, VITNESSETH THAT WHEREAS, the said JOHN P. MORRIS AND JAYNE ANN MORRIS Are justly indebted upon 10 principal note S are justly indebted upon 10 principal note S agg. egg. eg the sum of TWENTY FIVE THOUSAND AND NO/100 * * * * * * * * * * * * * Dollars, du are each in the principal sum of \$5,000.00, Principal Notes 1, 2, 3 are each in the principal sum of \$5,000.00, Principal Notes 4, 5, 6 are each in the principal sum of \$3,000.00, Principal Notes 7, 8, 9 & 10 are each in the principal sum of \$1,000.00 with interest notes, 20 of which coupt as a e attached to each of said Principal otes 1 to 10, both inclusive, on of each of the couptons attached to each f said Principal Notes 1 to 10, both inclusive, maturing at each semi annual ate after the date of each of said principal notes; the interest couptons attached to the \$2,000.00 principil rotes each being in the sum of \$15.00, the interest couptons attached to the \$2,000.00 principil rotes each being in the sum of \$37.50, all of said principal notes and said interest couptons attached to the \$2,000.00 principil rotes each being in the sum of \$37.50, all of said principal notes and said interest couptons attached to the \$2,000.00 principil rotes each being in the sum of \$37.50, all of said principal notes and said interest couptons attached to the place as the legal holder thereoformany in writing appoint, in lawful money of the United States, a bearing interest after maturity at the rate of principal principal of the said indebtedness as by the sair not be correct, and also in consideration of the sum of ONE DOLLAR in hand paid, does CONVEY AND WAR (A) unto the said trustee and the trustee's successors in trust, the following described real estate situate the formed, and also in consideration of the sum of ONE DOLLAR in hand paid, does CONVEY AND WAR (A) unto the said trustee and the trustee's successors in trust, the following described real estate situa	Ad State of Illinois Montgagor, M		*
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and the control of th		The North 544.40 feet of the West 40 half of the South West quarter of Se	O feet of the East

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- 2. Together with all the tenements, hereditaments and appurtenances thereunto belonging and the rents, issues and profits thereof and all gas and electric fixtures, engines, boilers, furnaces, ranges, heating, air-conditioning and lifting apparatus and all fixtures now in or that shall hereafter be placed in any building now or hereafter standing on said land, and all the estate, right, title and interest of the Mortgagor of, in and to said land, hereby expressly releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; TO HAVE AND TO HOLD the same unto the said trustee and the trustee's successors in trust, FOREVER, for the uses and purposes, and upon the trusts herein set forth.
- 3. And the Mortgagor does covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and in said notes provided; to pay all taxes and assessments levied on said premises as and when the same shall become due and payable and to keep all buildings at any time situated on said premises in good repair and to suffer no lien of mechanics or material men, or other claim, to attach to said premises; to pay all water taxes thereon as and when the same shall become due and payable and neither to do, nor suffer to be done, anything whereby the security h reby effected or intended so to be shall be weakened, diminished or impaired; to keep all buildings which may at in time be situated upon said premises insured in a company or companies to be approved by the trustee and the uste's successors in trust, or the legal holder of said note or notes, against loss or damage by fire for the full insurue of such buildings for an amount not less than the amount of the indebtedness secured hereby and to cause such nsu ar e policies, with the usual mortgage clause attached or other sufficient endorsement, to be deposited with trustee as add onal security hereunder and upon failure to so secure and deposit such insurance policies, said trustee or the trustee's successors in trust, or the legal holder of the note or notes, is hereby authorized to procure the same, and all money which may be advanced by said trustee or the trustee's successors in trust, or by the legal holder of said note or notes, or any of them, for the aforesaid purposes, or any of them, or to remove encumbrances upon said premises or in any rear or protect the title or estate hereby conveyed, or expended in or about any suit or proceedings in relation there's, including attorneys' fees, shall with interest thereon a per cent-per annum, become so much additional indebtedr ss scured hereby; but nothing herein contained shall render it obligatory upon said trustee or the trustee's succe sors in trust, or the legal holder of said note or notes, to so advance or pay any such sums as aforesaid.
- In the event of a breach of any aforesaid covenants or agreements, or in case of default in payment of any In the event of a preach of any of the understand covenants or agreements, or in case of default in payment of any note or notes secured hereby, or in case of lef sult in the payment of one of the installments of interest thereon, and such default shall continue for thirty (30) of the said principal sum together with the accrued interest thereon of the holder of said note or notes or any of them, the said principal sum together with the accrued interest thereon shall at once become due and payable; such elect on be 1g made at any time after the expiration of said thirty (30) days without notice, and thereupon the legal holder of said indebtedness, or any part thereof, or said trustee or the trustee's successors in trust, shall have the right immed ate, to foreclose this trust deed and upon the filing of a complaint for that purpose, the court in which such complaint is filed, may at once and without notice appoint a receiver to take possession or charge of said premises free and clea of all homestead rights or interests, with power to collect the rents, issues and profits thereof, during the pendency of such on closure suit and until the time to redeem the same from any sale made under any decree foreclosing this trust de.d. nall expire, and in case proceedings shall be instituted for the foreclosure of this trust deed, all expenses and asb reements paid or incurred in behalf of the plaintiff, including reasonable attorneys' fees, outlays for documen of evidence, stenographers' charges, costs of procuring a complete abstract of title, showing the whole title to said premires, embracing such foreclosure decree, shall be paid by the said Mortgagor, and such fees, expenses and disbursem ints shall be so much additional indebtedness secured hereby and shall be included in any decree entered in such proceedings for the foreclosure of this trust deed, and such proceedings shall not be dismissed or a release hereof given until all such fees, expenses and disbursements and all the cost of such proceedings have been paid and out of the proceeds of any sale of said premises that may be made under such decree of foreclosure of this trust deed, there shall be paid, irst All the cost of such suit, including advertising, sale and conveyance, attorneys', stenographers' and trustees' fees, ou lays for documentary evidence and costs of such abstract and examination of title. Second: All moneys advanced by the t u. 'ee or the trustee's successors in trust or the legal holder of said notes, or notes, or any of them for any other purpo e authorized in this trust deed, with interest on such advances at trust deed, with interest deed, wi proceeds of sale shall then be paid to the Mortgagor or to his legal representatives or assigns on reason. 1. 10 request.
- 5. In case of the default of the payment of the indebtedness secured hereby or the breach of any of the cover ants and agreements entered into on the Mortgagor's part, the Mortgagor hereby waives all right to the postession income and rents of said premises, and it thereupon shall be lawful for the trustee or the trustee's successors in trust, to enter into and upon and take possession of said premises and to let the same and receive and colle t all rents, issues and profits thereof.
- 6. AND THE Mortgagor further agrees that in case of a foreclosure decree and ≥ale of said premises thereunder, all policies of insurance provided for herein may be rewritten or otherwise changed so that the interest of the owner of the certificate of sale, under such foreclosure, shall be protected to the same extent and in like manner as the interest of the legal holder of the note or notes herein described is protected by such policies.
- 7. Upon full payment of the indebtedness aforesaid and the performance of the covenants and agreements here-inbefore made by the Mortgagor, a reconveyance of said premises shall be made by the said trustee, or the trustee's successors in trust to the Mortgagor upon receiving reasonable charge therefor, and in case of the death, resignation,

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removal from saidCook	County, or other inability to act of said trustee, when any				
tion hereunder may be required by any person en	titled thereto, then Ronald N. Johnson				
ereby appointed and made successor in trust hid trustee.	erein, with like power and authority as is hereby vested in				
"Legal holder" referred to herein shall include the legal holder or holders, owner or owners of said note or obes, or indebtedness, or any part thereof, or of said certificate of sale and all the covenants and agreements of the Mortgagor herein shall extend to and be binding upon Mortgagor's heirs, executors, administrators or other gal representatives and assigns.					
In the event of the death, resignation, absence or removal from said ook County of said Successor in Trust, or other inability to act of said accessor in Trust when his action hereunder may be required by any person at the thereto, then the then acting Recorder of Deeds of Cook County, livis, hereby is appointed and made second successor in trust, and is eraby invested with like power and authority as is herein vested in said ruste.					
O. The precises herein granted unto the said Trustee and his successors re grante. for the purposes, and upon the uses and trusts herein set forth nd for the rual security of said Principal Notes hereinabove described nd the interest rotes thereto attached, without prefence or priority of my one of said Principal Notes and the interest notes thereto attached over any of the others by reason of priority of time of maturity, or of the negotiation thereof or otherwise.					
in whatever company or componies ma existing policy or policies of insu	y be acceptable to second party, any rance on the above premises, expiring by, or any part thereof, remains unpaid.				
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WITNESS the hands and seals of the M	lortgagor, the day and year first above written.				
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	in o PM.				
	JAM John / / Ossis (SEAL)				
	a a mai				
	JAM Jayne (Inn Morris (SEAL)				
	(SEAL)				
	(SEAL)				
	The note or notes mentioned in the within trust deed have been				
	11				
	identified herewith under Identification No. M. 10.				

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UNOFFICIAL COPY

STATE OF Illinois		
County of Cook	SS.	
I, Betty J. Freeman	, a Notary Public in and for said County, in the	100 Maria
State aforesaid, DO HEREBY CERTIFY that	ohn P. Morris and Jayne Ann Morris, his wif	e l
>		
personally known to me to be the same persons_	whose name s are subscribed to the foregoing instrument,	
appeared before me this day in person and ack	nowledged that they signed, sealed and delivered the said	
in .ru. ment astheir_ free and voluntary act, fo	r the uses and purposes therein set forth, including the release and	
waiver We tright of homestead.	•	
G the art dard and notarial seal this	18th day of <u>January</u> , 19 72	
A CONTROL OF THE CONT	Berty J. Freeman	
00 UNT 3 - C - 73	Notary Public	
Conditissant Exples	•	
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	9/-	
COOK COUNTY, ILLINOIS	Enclose R. Oliver RECORDER TOF DEEDS	•
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Deed Receiver		
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N E S ance	DANNING OBT	Address:
Trust Dee Insurance and Receiver Months is the Common in	MAIL TO MAIL TO WANTED TO THE PROPERTY:	√. Изте:
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END OF RECORDED DOCUMENT