# NOFFICIAL CO

21 892 854

TRUST DEED

Clify of Oliv.

	554157  THE ABOVE SPACE FOR RECORDERS USE ONLY	5.0 ()
Ξ	THIS INDESITION	įώ
	TOMME MURPHY and EVA MURPHY, his wife	
		1
	herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY.	1
	an Illir is corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:	
	THA , WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note here-	1
	inarter Cascribed, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of	
	evidenced by the certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF RIDGE TO ASHIAND STATE BANK	1
	and delivered in ind by which said Note the Mortgagors promise to pay the said principal sum in instalments as	
	follows:	

C.E. HUNDRED THIRTY NINE and 46/100 - - - -- (\$139.46) day of June on the 1972 and - ONE HUNDRED THIRTY NINE and 46/100 -(\$139.46) Dollars

15th month thereafter, to end including the with a final payment of the bal acc due on the 15th day of May 1977 , with interest

each of said instalments of principal bearing interest after maturity at the rate of seven per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago Illinois, as the holders of the note many from time to time, in writing appoint, and in absence of such appointment, then at the office of ASHLAND STATE BANK in said City, ment, then at the office of

NOW. THEREFORE, the Mortgagors to secure the part

ASHLAND STATE BANK

NOW. THEREFORE, the Mortgagors to secure the part

the said principal sum of money and said interest in

slots and limitations of the sum of One Bollar in hand paid, he receiv whereof is hereby acknowledged, do by these
unto the Trustee, its successors and saisgra, the following der my deal feature and all of their estate, right, title and

being in the

City of Chicago

COUNTY OF

Cook in said City, accordance with the terms, provi-Mortgagors to be performed, and presents CONVEY and WARRANT interest therein, situate, lying and AND STATE OF ILLINOIS,

The South half of Lot 9 and the North 18 2/4 feet of Lot 10 in Block 5 in Lucy M. Green Addition to Chicago, a subdivision of the Northeast quarter of the Northeast quarter of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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

WITNESS the hand s. and seal s. of Mortgagors the day and year first above written.

ASSELBORN, JR.

Public in and for and residing in said County, in the State aforesaid, DO - TOMMIR MURPHY and EVA MURPHY, him wife - -

strument, appeared before me this day in person and acknowledged that. said Instrument as their free and voluntary act, for the uses and lease and walver of the right of homestead.

Page 1

## UNOFFICIAL COPY

#### Page 2

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

1. Mortgagors shall (1) premptly repair, restore or rebuild any buildings in improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep sald 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 the premises appear to the remains superior to the reasonable time any building or buildings now or at any, time in process of exection upon said premises; (3) complete within a countries of organized with respect to the premises and the use thereof; (6) make no material alterations in said dreputable.

charges; and other charges against the premises when due, and shall, upon written request laxes, special taxes, special satestments, water charges, sewer service therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors shall pay in full under protest.

3. Mortgayors shall keep all buildings and improvements now or hereafter situated on said prenijess insured against loss or damage by fire, lightnin or windstorm under policies providing for jayment by the insurance companies into moneys sufficient either, to pay the cost of replacing or repairing it same or 16 pay, in full, the indebtedness secured hereby, all in companies satisfactor on the secure of the pay the cost of replacing or repairing it of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be formange, to Trustee for the benefit of the holders of the note, such rights to be formable to the state of the pay 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 total mortagors in any form and manner deemed expedient, and may, but made to the most many form and manner deemed expedient, and may, but made to the most many form and purchase, discharge, compromise or settler any tax lien or other prior terminal payments of principal or interest on prior encum-foreiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purpose form of the most payment of the purpose of the most payment of the purpose of the purpose of the most payment of the purpose of the purpose

5. The Trule, or he holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to the validity of any according to the validity of

6. Mortgagors sh it pay each liem of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the potton of the holder of 1. One, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anyther of principal or interest of the do the contrary, become due and payable (a) immediately in the case of default in making payment of any installment regions herein contained. In mole, or 10) when default shall occur and continue for three days in the performance of any other agreement of the Mortstanding and the programment of the Mortstanding and the programment of the Mortstanding of the programment of the programme

T. When the indebtener he by secured shall become due whether by acceleration or otherwise, holders of the noise or Tristee shall have the right to foreclose the lien he root, in the result be allowed and included as additional indebtedinal networks and the process of the noise or Tristee shall be allowed and included as additional indebtedinal networks and the process of the noise or Tristee or holders of the noise or Tristee or holders of the noise for attorneys feet. In the decree to be expended after entry of the derivation of the noise of t

8. The proceeds of any foreclosure sale of the published and applied in the following order of priority: First, on account of all cierus which under the terms hereof constitute seeved in s. including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute seeved in debt. Iness additional to that evidenced by the high seed thereon as herein provided; there is the proceeding the provided the provided the provided that the pro

9. Upon, or at

ties. Surpoin, of all any time after the filing of a bill to coreclose his trust deed, the court in which such bill is filed may appoint a receiver of said premised of application for such receiver and without regard to these without regard to the solvency of instoyency of Mortgagors at the time and the Trustee herecured receiver and without regard to these without regard to the solvence of application for such receiver. Such sectiver that have power to collect the rents, and the time of the solvence of t

the party interposing same in an action at law upon the note represent the perty interposing same in an action at law upon the note hereby securi.

11. Trustee or the holders of the note shall have the right to inspect the permises at all reasonable times and access thereto shall be permitted for that purpose.

2. Trustee has no duty to examine the title, location, existence, or condit in of '..., emises, nor shall Trustee be obligated to record this trust case of its own gross negligence or missions that of the agents or employees (Trust, e. and it may require for entering the case of its own gross negligence or missions that of the agents or employees (Trust, e. and it may require independent of the case of its own gross negligence are missionalized that of the agents or employees (Trust, e. and it may require independent of the case of the case

exercizing any power herein given.

12. Trust e shall release this trust deed and the lien thereof by proper instrum. It upon write shall release this trust deed and the lien thereof by proper instrum. It upon write the lient deed per shall be a state of the lient thereof by this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall representation Trustee may accept as true without representation of the lail indebtedness hereby secured has been paid, which the genuine note herein described any note which bears a certificate of identification of the substance with the description herein contained of the note and which purpose to be executed by the spream thee herein of which

with the description herein contained of the note setting the purports to be executed by the persor, he presented and which conforms in substance 16. Trustee may regist by instrument in writing field in the effice of the Recorder or Registrac of tit. In which this instrument shall have been recorded or filed. In case of the resignation, writing field in the efficiency of the resignation of

and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereund; ... 100 m. 1 no sunnering as are herein given Trustee.

15. This Trust Deed and all provisions hereof, shall extend to and be pinding upon Mortgagors and all proposed and the word "Mortgagors" when used herein shall include all such persons and all proposed and supposed to the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the nation of the part of the payment of the indebtedness or any

### IMPORTANT

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

The Instalment Note mentioned in the within Trust Deed has been identified herewith under Identification No. CHICAGO TITLE AND TRUST COMPANY, as Trustee.

Assistant Secretary
Assistant Vice Presides
Trust Officer

D NAME Ashland State Bank
L STREET 9443 South Ashland Avenue
V CITY Chicago, Illinois 60620
E
R
Y INSTRUCTIONS OR AECORDER'S OFFICE BOX NUMBER

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

6424 South Sangamon Street Chicago, Illinois 60021

854

Form 134 - \$1 805 827

END OF RECORDED DOCUMENT