

TRUST DEED THE ABOVE SPACE FOR RECORDER'S USE ONLY THIS INDENTURE, made December 5 19 7 ft. between Ronald E. Mellen & Jacquelynn G. Mellen, his wife herein referred to as "Mortgagors," and

NTHE KOLLING REPEARS RESERVED RESERVED MICHAEL MICHAEL Bank

TO THE BOOK OF THE PROPERTY OF THE PROPE 19KH010X CONDITION OF THE OFFICE OF AS TRUSTED, witnessen:

1 HAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the instalment Note heremafter described. Said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of line Thousand Seven Hundred Forty Two & 20/100

Dollars. ev uen ed by one certain instalment Note of the Mortgagors of even date herewith made payable to THE ORDLE OF HEXEMENT Of hian State Bank, 3737 West 147th Street, Midlothian, Illinois and clivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest and elivered, in the fire of the жист зейх холдохиранский положите висоте доготочного порожения в составления в составл MENORITY AND IN Instalments (including principal and interest) as follows One Hundre Sixty-Two & 37/100 Dollars on the 15th day of January 19.71 and One Eundred Sixty-Two & 37/100 Dollars on the 15th of each north 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 15th day of December 19.75. All such payments on acciding the indebtedness evidenced by said note to be first applied to interest on the annual principal balance and the remainder of provided that the principal of each installment unless paid when due shall bear interest 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 Midlothian 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 Midlothian State Eank in said City. In Said City.

NOW, THEREFORE, the Mortgagors to secure the p-yiment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the perform 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 pain, it care, tip whereof is betteby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Release and all of their estate right, title and interest therein, situate I, Jung and being in the COUNTY OF AND STATE OF ILLINOIS. town city of Alsip Lot 16 in Third Addition to Line rest Manor, being a Subdivision of part of the Southeast quarter of Section 22 Township 37 North Range 13, East of the Third Principal Meridian, according to Plat thereof recorded 2/19/59 as Document #1746122', commonly known as 11747 South Kolin, Alsip, in the County of Cook, Illinois which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easiments fixtures, and appartenances thereto belonging, a dall rents risited and long and during all such times as Mortgagors may be critical thereto (which are pledged primarils and on a plate way, and real estate, and all apparatus, equipment or articles now or hereafter therein or therein used to supply heat, gas, an conjuncy and real estate, and all apparatus, equipment or articles now or hereafter therein or therein used to supply heat, gas, an conjuncy and estate high controlled), and ventilation including "without restricting the foregoing," or explicitly which should be a part of said all states attached thereto or not, and it is agreed that all similar apparatus, equipment or articles betracter plate on the premise by the articles and apparatus and assigns, between the said and apparatus equipment or articles betracter plate on the premise of the premise of the premise of the premise of the property and assigns, between the purposes, and up in the uses forth, free from all rights and benefits under and by surface of the Plumestead Exemption Laws of the State of Illmons, which is not seen that the property and appears the said and the premise of the plumestead Exemption Laws of the State of Illmons, which is not seen the property of the plumestead Exemption Laws of the State of Illmons, which is not seen the property of the plumestead Exemption Laws of the State of Illmons, which is not seen the property of the plumestead Exemption Laws of the State of Illmons, which is not seen the property of the plumestead Exemption Laws of the State of Illmons, which is not seen the property of the plumestead Exemption Laws of the State of Illmons, which is not seen the plumestead Exemption Laws of the State of Illmons, which is not seen the plumestead Exemption Laws of the State of Illmons and the plumestead Exemption Laws of the State of Illmons and the plumestead Exemption Laws of This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (d) reverses t deed) are incorporated become by enforcing and the conditions. trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgag is, it is heres. Ronaces & The Social (Seal Section 1) (Seal Section 2) (Seal Section 2) (Seal Section 2) (Seal Section 2) Jácquelynn G. Mellen Ronald E. Mellen a Notaty Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ronald E. Mellen and Jacquelynn G. Mellen, his wife instrument, appeared before me this day in person and acknowledged that.....

My Commission Expires Mar. 31, 1973 -

807 R 1-69 Tr. Deed, Indiv., Instal.-Incl. Int.

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

To Mortgagors strail (1) promptly repair, testore or rebaild any buildings of improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises on good condition and repair, without waste, and five from mechanics or other lines or claims for her not expressly subordinated to the lien hereof; (3) pay when due any indebt choses which may be secured by a lien or charge on the premises superior to the lien hereof, and upon requires exhibit satisfactory evidence of the discharge of such prior fies to Trustee or to holders of the note, (3) complie within a resonable time any buildings now or at any time in process of erection upon said premises (5) comply with all requirements of law or municipal ordinance with respect to the premises and the use thereof, (6) make no material alterations in said premises except required by law or immergial ordinance.

2. Marigagura 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 displacate receipts therefore. To prevent default bereunder Morigagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Morigagors may desire to content.

3. Morgagous's shall keep all buildings and improvements now or hereafter structed on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for passiment by this insurance companies of moneys sufficient either to pay the cost of replating of reparting the sunstance companies of moneys sufficient either to pay the cost of replating of reparting the sunstance companies are not pays in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of lissay damage, to Trustee for the henefit 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 insutance about to expire, shall deliver renewal policies not less than ten days must be the resecuted dates of expiration.

4. In case of default therein. Trustee or the holders of the inite may, but need not, make any payment of perform any act hereinbefare required or Mortgagors in any form and manited decimed expedient, and may, but need not, make full or partial symmens of principal or interest on prior menophraneos, if any, and purchase, discharge, compromise or settle any tax bein or other prior bein or title or claim thereof, or redeem from any tax also or fordering affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or ma neared in connection therewith, including attorneys fees, and any other moneys advanced by Prustee or the holders of the note to protect the mortgaged premises and the lien hereof, plust reasonable compensation to Trustee for each matter conscrining which attorn herein authorized may be taken, data, be symight additional indebtedness secured hereby and shall be come immediately due and payable without ontoe and with interest thereon at the rate of seven per sent paranters. In action of Trustee or holders of the note to considered as a warret of any right actuaring to them on account of any default

5. The Trustee or the holders of the note bereby secured making any payment hereby authorized relating to taxes or accessments, may do so according to any bit statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the right procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the right procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into

6. Morr, age's Shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereoid. At the option of the hollers of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall notwithstanding anything in the note of mith's Trust Desd shall notwithstanding anything in the note of the following the contrary, become due and psyable (a) immediately in the case of default in making payment of any installment of principal or interest on the order or (b) when default shall occur and continue for three days in the performance of any other agreement of the Myrtgagors herein contained.

8. The proceeds of any forchastic sale of the premises shall be distributed and applied in the following order of priority. First, on account of all costs and expenses incident to the firechosine proceedings.— I mig all such items as are mentioned in the preceding paragraph hereof. Second, all other items which under the terms before constitute secured and oredine additional to that evidenced by the focie, with interest thereon as herein provided third, all principal and interest remaining unpaid on the nost fourt. The area overplus to Mortgagors, their heiris legal representatives or assigns as their rights may

19. Upon, or at any time after the filing of a bill.

The stript the trust deed, the court in which such bill filed may appoint a receiver of said premises. Such appointment may be made either before or after v.e. whomit notice, without regard to solvency or insolvency of Mortgagor's at the time of application for such receiver and without regard to the thin is value of the premises or whether the time shall be then occupied as a homestead or not and the frustee hereinder may be appointed as a such receiver. Such or with all base power to collect the tents, issues and profits of such premises during the pendency of such forestioner suit and, in case of a said and a definent, of the fill stratutory period of redemption, whether there be redemption or not, a well as during any further times when Mortgagors, except for, the other tentons of such receiver would be entitled to sollect such cross, usues and profits, as well as during any further times when Mortgagors, except for, the other tentons of such receiver would be entitled to sollect such cross, usues and profits, of the continuent of the such profits of the profit of the continuent of the such profits of the profit of the continuent of the such profits of the profit of the profits of the such profits of the profits of the

11. Trustee or the holders of the notes shall have the right (or inspect the 1 embed of an reasonance times and access interestorshall of permitted on the purpose.

12. Trustee has no duty to examine the title location, existence or condition. I the premises or to inquire into the validate of the premises or the state of the premises of the purpose.

herein given unless expressly obligated by the terms hereof, nor be liable for any acts or anissons hereunder, except in case of its own grow negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities a sista or so to the fore exercising any power herein gene.

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon performance or a sistafactory evidence that all indebtedness secures by this trust deed has been fully paid, and Trustee may execute and deliver a release hereout it and the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all indebtednes all coby secured has been paid, which representation Trustee may accept as true without inguire. Where a release is requested of a successor trust, w. b. accessor trustee may accept as the note herein described any note which begres an identification number purperting to be placed thereon by a prior, tout e-thereinder or which conforms in substance with the description herein containing of the note and which purports to be executed by the persons herein dest nata. So the makers thereof, and where the release

the persons berieff designated as makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titl's in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the their Recorder of Dee's of the cunty in which the premises are rituated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title.

3. The refuse is the resignation of the residual to the residual title of the residual title.

Trustee or successor shall be enritted to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortagaros and all persons claiming and, or through Mortagaros, and the word. "Bortagaros" when used herein shall include all such persons and all persons lable for the payment of the indi-formers or any part thereof whether or not such persons shall have executed the insite or this person. The word "nate" whom used in this matric, and all continued to mean

IMPORTANT

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD

HANNER TO BE DOTTE VICE President CONNECTIONS OF THE STATE OF THE STAT

MAIL TO:

Midlothian State Bsnk 3737 W. 147th St. Midlothian, Illinois

PLACE IN RECORDER'S OFFICE BOX NUMBER.

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE

'END OF RECORDED DOCUMENT

21 345 22