22 482 150 TRUST DEED THE ABOVE SPACE FOR RECORDERS USE ONLY THIS INDENTURE, made September 15, 1973, between RALPH J. STEWART and JANE C. STEWART, his wife evidenced by one certain instalment Note of the Mortgagors of even date hereuth, indee popular to DER OF BEAher

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and delivered, in the by which said Note the Mortgagors promise to pay the said principal sum and interest from

on the balance of principal remaining from time to time unpaid at the rate of

7-3/4 per cent presented in instalments as follows: One hundred five and 75/100--(\$105.75) or more Dollars/on the day or November 1973 and One hundred five and 75/100-(\$105.75) or more
Dollars on the 1st day of ach month thereafter until said note is fully paid except that the final payment of principal and interest, if not one repaid, shall be due on the 1st day of October 1988. All such payments on account of the ir isbte ness evidenced by said note to be first applied to interest on the unpaid principal balance and the rema nder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rat or 8 per cent per annum, and all of said principal and interest being made payable at such banking house or t ust company in Melrose Park Illinois, as the holders of the note may, from time to time, in writing a point, and in absence of such appointment, then at the office of Melrose Park National Bank in said City, NOW, INEREFORE, the Mortgagers to secure the element of the or principal sum of money and said interest in accordance with the serms, provided in consideration of this trust deed, and the performed, and also line consideration of the sum of One Dollar in hand paid, the receipt what and agreements herein contained, by the Mortgagers to be performed, and unite the Trustee, its successors and assignment of the receipt what the receipt when the provided of the performance of the control of the contro Lot 30 in Nichols Home Park Addition being a subdivision of that part of the South half (except the North 3.38 chains there.) of the North half of the South West quarter of Section 2, Township 39 North, Range 12 East of the Third Principal Meridian lying between the East 1'as of the North 5th Avenue and the West lines of Cook County Forest Preserve and right of way of 1st Avenue in Cook County. Illinois. The Makers of this Trust Deed also agree to deposit with the holder of the Instalment Note described herein 1/12 of the taxes each worth th, with the property hareInstiter described is referred to herein as the "premises."

COGETHER with all improvements, teasurements, seatements, seate This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 [the r verse side of this trust deed] are incorporated herein by reference and are a part hereof and shall be aim on the mortgagors, their heirs, successors and assigns. witness the hand a not seal a of Mortgagors the day and year first above written.

GRALPH J. STEWART)

(RALPH J. STEWART)

(CRALPH J. STEWART) (SEAL) a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RALPH J. STEWART and JANE C. STEWART, his wife ATC personally known to me to be the same person B... whose name S... going instrument, appeared before me this day in person and acknowledged that ...they... GIVEN under my hand and Notarial Seal this Loth. day September. A.D. 19.73.

When the second season are season as the second season are season as the season are season as

L UNOFFICIAL COPY

THE COVENANTS, CONDITIONS AND PROVISIONS RE Mortgagors shall (1) promptly repair, restore or rebuild any or be destroyed; (2) keep said premises in good condition and	FERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED): buildings or improvements now or hersefter on the premises which may become dam- repair, without waste, and free from mechanics or other lien, or claims for lien not
sly subordinated to the lien hereof; (3) pay when due any indi areof, and upon request exhibit satisfactory evidence of the dis- able time, any, building or buildings now or at any time in pi pal, ordinances with respect to the premises and the uso therec	buildings or Improvements now or hereafter on the premises which may become dem- repairs without waste, and free from mechanic's or ceither lies so claims for lien not lebtedness which may be secured by a lien or charge on the premises superior to the harge of such prior lien to frustee or to holders of the note; (4) complete within a first complete within a complete wi
pal (and intention of the pay before any penalty attaches all general s, and other charges against the premises when due, and shall, or, to execut default because Mortgages shall pay in full or.	taxes, and shall pay special taxes, special essessments, water charges, sewer service upon written request, furnish to Irustee or to holders of the note duplicate receipts ander protest, in the manner provided by statute, on year or assessment which Mortgagors
ealer to contest. Mortgigers shall keep all-buildings and improvements now or full insurable yellow thereof, and against tornedoes, windstorm the insurable yellow for all insurance purposes to be deemed to the insurance purposes to be deemed.	or hereafter situated on said property insured egainst tota or damage by fire or lightning story cyclones or the insurable value not less than the amount of said principal indebtedness), all in companies satisfactory
dor and make all insurance policies payable in case of loss to ider, deliver all policies including additional and renewal policies network that twenty days prior 50 the respective dates of expiration, the second of the policy	Trustee by the standard mortgage clause to be attached to each policy for the benefit
egors in any form'and manner deamed expedient, and may, but of and put and decrease compromise or settle any tax lien or herds. The settlement any tax or assessment. All moneys herds. The relice etternest fees and any other moneys advan-	es to noticer, and in case or insurance about to expire, so deliver renewal policies not e may, but need not, make any payment or perform any act hereinbefore required of most not, make full partial payment of principal or interest on prior encumbrance, coher prior libror exiting the properties and the properties and the contemporary of the purposes authorized and all expenses paid or incurred in consecuted by Trustee or the holders of the note to protect the mortgaged premises and the concerning which action herein authorized may be taken, shall be so much additional sayable without notice and with interest thereon at the rate of 8 per cent per andered as a waiver of any right actualing to them on account of any default hereunder.
ere , p. a sonable compensation to Trustee for each matter tedness excured hereby end shall become immediately due and p inscribin of T has or holders of the note shall never be consi- te part of furtuscores.	concerning which action herein authorized may be taken, shell be so much additional sayable without notice and with interest thereon at the rate of B per can per andered as a waiver of any right accruing to them on account of any default hereunder
bill, statemy it or estimate procured from the appropriate nu	blic Office without inquiry into the arrivery of such bill statement or estimate or late
n of the holders of the note, and without notice to Mortgagors, one or in this fire. Deer to the contrary, become due and par just or integratic. It. of b) when default shall occur and	, all unpaid indebtedness secured by this Trust Dead shall, notwithstanding envising in Jable (s) immediately in the case of default in making payment of any instalment of d continue for thirty days in the performence of any other agreement of the Mortagors
7. When the indebtednes the by secured shall become due who rections the line hereof. — and it to foreclose the line he sell expenses with ay be peld or incurred by the peld or incurred by	siner by acceleration or otherwise, holders of the note or Trustee shall have the right rest, there shall be allowed and included as additional indebtedness in the decree for phere; charges, bublication coats and coats (which may largest less). Trustee freets, appears charges, publication coats and coats (which may largest less). Trustees freets, appears charges, publication coats and coats (which may largest less, the structure of the seasonably necessary either to prosecute such suit or to eviverse the structure that the structure of the stru
nded after entry of the decree of nor ling all such abstracts of and assurances will respect will be a rules or later of a to be a nor such as a nor such as a nor such as a nor such as to be a nor such as a nor s	title, title searches and examinations guarantee policies, formen certificates, and simi- title, title searches and examinations guarantee policies, formen certificates, and simi- tion may do not be reasonably necessary elliper to prosecute such suit or to evi- ter the search of the title to or the value of the premises. All expenditures and much additional into the search of the search of the premises.
est thereon at the rate of 0 cnt per annum, when paid ding probate and bankruptcy proceedings, to 'th either of it or any indebtedness hereby secured, or (b) prep rations for the close whether or not actually communicate of (c) repr 10ms for	d or Incurred by Trustee or holders of the note in connection with (s) any proceeding, then shall be proceeding, then shall be a party, either as plantiff, claimant or defanden, by reason of this trust is commencement of any suit for the foreclosure hereof indicated of such right to the foreclosure hereof indicated of such right to
security hereof, whether or not ectually columnizer. 8. The proceeds of any foreclosure sale of the prises shall be expensed incident to the foreclosure proceeding: including all the sands. The terms hereof constitute secured intellections.	os distributed and applied in the following order of priority. First on account of all costs such items as are mentioned in the proceding paragraph hereof, second, all other items items to the released by the note, with interest thereon as herein provided; third, all yverplus to Mortgagors, their heirs, tipsal representatives or assigns, as their rights may
cipal and interest remaining unpaid on the note; four , any ser. 9. Upon, or at any time after the filling of a bill to f. oclose to forth and attended the property of the control of the	overplus to Marigagors, their heirs, legal representatives or assigns, as their rights may this rust deed, the court in which such bill is filed may appoint a receiver of said premium to the will be the said of the said premium to the will be the said of the said premium to the said by the said of the sai
location appointment may be made sinter obtained to ever a location for such receiver and willhout regard to the then value Trustee hereunder may be appointed as such receiver. Such regit tency of such foreclosure sulf and, in case of sale and a tench of such foreclosure sulf and, in case of sale and a sale and a such control of the such as a sulface of sale and a sulface of such foreclosure sulface.	this trust deed, the court in which such bill is filed may appoint a receiver of said premotive notice, without regard to the solvency or insolvency of Mortgagors at the time of the court of the same shall be then occupied as a homested or not and solvent hill have one of the court of the c
all other powers which may be necessary or are usual in such on the whole of said period. The Court from time to time may off (1) The Indebtedness secured hereby, or by any decree force a superior to the lien heraof or of such decree, provided such	ase for the rotection, possession, control, management and operation of the premises and profits, and operation of the premises and order the receiver to apply the net occasion in his hands in payment in whole or in losin is out deed, or any tax, special surface of the profits of the which may be or be-
10. No action for the enforcement of the lien or of any proving party interposing same in an action at law upon the note herel	sion hereof shall be lect to any defense which would not be good and available to by secured.
	Inspect the pre-lises at all reasonable times and access thereto shall be permitted for ice or condition of the premites, nor shall Trustee be obligated to record this trust deed to the terms hereof, or any on the for any acts or omissions hereonder, accept in case of moleyase of Trustee, a of it was require indemnities satisfactory to it before exercting
power herein given. 13. Trustee shall release this trust deed end the lien thereof it became a face from the state of the	proper instrument up prisontation of satisfactory to it before exercising by proper instrument up prisontation of satisfactory evidence that all indebtedness execute and dictiver a release eroof to and at the request of any person who shell, either
ore or after maturity thereof, produce and exhibit to Trustee the tation Trustee may accept as true without inquiry. Where a rele the taken described any note which bears a confictate of identifi- tos with the description herein contained of the note and which	by grope Instrument up presentation of salistactory evidence that all indebtedness rective and dailover a release prof to and at the request of any person who shall, a lither a note, representing that all individuals hereby secured has been paid, which represents a state of a successor furture may expend a person of the secured properties between the secured properties of the secured by a rior trustee hereunder or which conforms in substitution of the secured properties of the s
the rine street recept as the genuline united frost and in the second any contained of the note and which purports to be executed in the recept and the second in the recept and the second in the recept and the second in the se	note which may be presented an with zonforms in substance with his description by the persons hearth designated as refer thereof. when the writing filled in the office of the Re-der or Registrer of Titles in which this
froment shall have been reforded by filed. In case of the resigns nois corporation, shall be Successor in Trust, and in case of its d property is situated shall be such Successor in Trust. Any St ein given Trustee.	wment in writing filed in the office of the Re der or Registrar of Titles in which this idea, which the residual to act of TrustermicAGO TITLE AND TRUST COMPANY, an restoration in hability or refusel to act, no Recorder Decds of the county in which the restoration in Trust horeunder shall have the identic title powers and authority as are
the word "Mortgagors" when used herein shall include all auc other or not such persons shall have executed the note or this.	o and be binding upon Mortgagors and all parson claiming under or through Mortgagors, the persons and all persons tiable for the payment of the individues or any part thereof, Trust Doed.
	RECORDER DE S
COOR COUNTY, ILLINOIS	RECORDER/A DE 18
FILED FOR RECORD	*22482157
SER 18 773 1 98 PH	
IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND	The Installment Note mentioned in the within Trust Deed has been identified herewith under loan identification No. 2223
LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HERE- IN BEFORE THE TRUST DEED IS FILED FOR RECORD.	MELROSE PARK NATIONAL BANK 83 Trustes.
	Keal Estate Loan Office
E MELROSE PARKNATIONAL L 17th Avenue at Lake S	
I STREET Melrose Park, Illinois	
E CITY R Y OR	크리크 등 교비를 보면 보았다. 중요 경우로 교육 등에 가지를 모르는 것이 없다. 하고 있는 이번 하는 것들은 회사를 보고 있는 것이 되었다. 기술을 보고 말했다는 것
INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER 669	
MELROSE PARK NATIONAL BANK	조절이 되는 그리 사람들이 존대를 되는 이렇게 전혀들었다.

END OF RECORDED DOCUMENT