

TRUST DEED

22 540 229

CPNS Form 7

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made November 3rd 19 73 between WILLIAM F. McNICHOLS and PATRICIA McNICHOLS, his wife

herein referred to as "Mortgagors," and ~~Oak Park National Bank~~ FIRST BANK OF OAK PARK, an Illinois Corporation, doing business in Oak Park, 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 referred to as Holders of the Note, in the principal sum of Six Thousand One Hundred Ninety-Six and 32/100 Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER and delivered in and by which said Note the Mortgagors promise to pay the said principal sum and interest from Date ~~October 1st 1973~~ ~~October 1st 1973~~ at the rate of Seven per cent per annum in instalments as follows:

One Hundred Seventy-Two and 12/100 Dollars on the 20th day of December 19 73 and One Hundred Seventy-Two and 12/100

Dollars on the 20th day of each 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 20th day of November 19 76. 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 rate of seven per cent per annum, and all of said principal and interest being made payable at Oak Park, Illinois; or 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 ~~Guaranty National Bank~~ Oak Park, Illinois.

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, situate, lying and being in the Village of Oak Park COUNTY OF Cook AND STATE OF ILLINOIS.

Lot 20 in Block 2 Subdivision of Blocks 1 and 2 in S. T. Gunderson and Sons' addition to Oak Park being a Subdivision of the East 1/2 of Lot 4 in the Subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian. (Commonly known as 632 S. Elmwood Avenue, Oak Park, Illinois).

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 doors and windows, floor coverings, in-door 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 hereinafter 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.

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

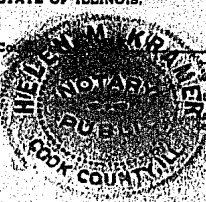
Witness the hand... and seals... of Mortgagors the day and year first above written.

[SEAL] William F. McNichols [SEAL] Patricia McNichols

I, Helen M. Kramer as a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT William F. McNichols and Patricia McNichols, his wife,

who are personally known to me to be the same persons whose names subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument 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 7th day of November A.D. 19 73 Helen M. Kramer Notary Public.



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

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep premises in good condition and repair, without waste, and free from mechanics 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 holders of the note; (4) complete within a reasonable time any 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.

1973 NOV 9 AM 9 39 NOV-9-73 7 11 6 5 1 • 22540229 • A — Rec 5.00

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 Installment Note mentioned in the within Trust Deed has been identified hereto under identification No. 1437, at the BANK OF OAK PARK, BANK BRANCH, OAK PARK, ILL. as trustee. Bruce L. Dahl Assistant Secretary Assistant Vice President Trust Officer

DELEIVERY INSTRUCTIONS RECORDERS'S OFFICE BOX NUMBER 47

FOR RECORDERS INDEX PURPOSES IDENTIFY THE ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 22540229