## **UNOFFICIAL COPY**

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	EEORGE E. COLEO	FORM No. 207	
	LEGAL FORMS	May, 1969	RECORDER OF DICOS
	•	••	1913 NOV 27 PM 1 58 22 555 52 COUNTY ILLING!
			1915 KOT 27 PR 1 20 22 322 322
	TRUST DE	ED (Illinois) Note Form 1449 sition to monthly payments)	NOV-27-73 718786 • 22555522 • A - Rec 5.10
	(Interest in add	Note Form 1449 lition to monthly	1 Roy 21-15 718 786 • 22555522 4 — Rec 5.10
	principal	payments)	
			The Above Space For Recorder's Use Only
		No.	Partie E Francis
	THIS INDENTURE,	made / XOUCT	mber 15 19 13 between RODNEY E. ENGELEN and
	HUDREY	TI ENG	berein referred to as "Mortgagors,"
	and FIRST	NATION	NAL BANK and TRUST COMPANY OF EVANSTON
	herein referred to as	Trustee," witnesseth:	
	THAT, WHERE	S the Mortgagors an	is justly indebted to the legal holder or holders of the installment Note hereinafter described, in the property of the Mortgagore of even date herewith, made payable to BEARER and delivered, in and by which
	principal sum of A	ine Thouse	and and roloo LA9 000 &7
	evidenced by one certa	in <b>Installment</b> Note o	of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which
	THE PARTY AND THE PROPERTY AND INC.	ore brownes to bell the	said principal sum
		day of	interest due semi annually from date
	Oo' are on the		enth thereefter to and including the day of 19 with a facil serment
	-of-the halance due on	4 <del>00</del>	num, payable 1977, and the principal balance from time to time unpaid at num, payable 1977, and shall be in addition
	the rain of Light	per cent per ani	num, payable the title to the dates when the liment of principal fallfus and shall be in addition
	to the amount due on p	rincipal; sect of said	installments of principal bearing interest after maturity at the rate of per cent per annum, and
	all of and an cipal an	d interest being made	payable attist National Bank and Trust Company of Evans for
	at the coc loc of the les	it such other place as t	the legal holder of the note may, from time to time, in writing appoint, which note further provides that
	become at oncr are nd	payable, at the place o	of payment aforesaid, in case default shall occur in the navment when the accrued interest thereon, shall
	or interest in a co. an	with the terms there	he legal holder of the note may, from time to time, in writing applient, which hose further provides that without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall of payment aforesaid, in case default shall occur in the payment, when the accuracy of the principal sum remaining unpaid thereon, together with accrued interest thereon, shall of payment aforesaid, in case default shall occur in the payment, when the, characteristic of principal of in case default shall occur and continue for three days in the performance of any other agreement election may be made at any time after the expiration of said three days, without notice), and that all
	barries metero sea (Cattl)	A 21VB presentment to	Of Payment, notice of dishonor, protest and notice of protest
	NOW. THEREP	RF the Mortesson	O secure the nevment of the said neighbor one of many and make the said to the said neighbor of many and make the said to the said neighbor one of many and make the said to the said to the said to the said neighbor one of many and the said to the
	terms, provisions and l	in to one of this trus	to secure the payment of the said principal sum of money and said interest in accordance with the st deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to he sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents e, its or his successors and assigns, the following described Real Estate and all of their estate, right, being in the
	CONVEY and WADD	a consideration of the	he sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents
	title and interest therei	n, situat i, ly us and i	being in the
	EVANSTON	UX	COUNTY OF COOK AND STATE OF ILLINOIS, to wit:
	1	. 7.	C'O'L
	Lot Se	ven leva	ext the North fifty feet thereof)
		· · · · · · · · · · · · · · · · · · ·	
	in Blo	CK +ui	o in Nate and Phelps Addition
	to Eva	incton	In Section Seven, Township
	10 200	1773, 017	
	AI Mai	nth F	lange 14, East of the Third
	71 1001		ange in Easi of the
	Day of		
	Princit	zal NI	eridian
	Privicip	zal Ni	DOO MAIL
	Privicip	zal Ni	DO MAIL
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1.2	which, with the property TOGETHER with i for so long and during a power, refrigeration (we shades, storm doors and said real estate whether termines by the Mortes.	hereinafter described, all improvements, tens il such times as Morts I apparatus, equipmen hether single units or windows, floor cover physically attached th	is referred to herein as the "p amis 2", meants, easements, fittures, an 's au nances thereto belonging, and all rents, issues and profits thereof papers may be entitled thereto (ab' a a s pledged primarily and on a parity with said real estate and it or articles now or heresafter the din or the son used to supply heat, gas, air conditioning, water, light, contrally controlled), and ventilation if adding (without restricting the foregoing), screens, window ings, inndor beds, awnings, stoves and wat a heater. All of the foregoing are declared to be part of sertio or not, and it is agreed that all simil or apparatus, equipment or articles hereafter placed in the
1.3	which, with the property TOGETHER with i for so long and during a power, refrigeration (we shades, storm doors and said real estate whether termines by the Mortes.	hereinafter described, all improvements, tens il such times as Morts I apparatus, equipmen hether single units or windows, floor cover physically attached th	is referred to herein as the "p amis 2", meants, easements, fittures, an 's au nances thereto belonging, and all rents, issues and profits thereof papers may be entitled thereto (ab' a a s pledged primarily and on a parity with said real estate and it or articles now or heresafter the din or the son used to supply heat, gas, air conditioning, water, light, contrally controlled), and ventilation if adding (without restricting the foregoing), screens, window ings, inndor beds, awnings, stoves and wat a heater. All of the foregoing are declared to be part of sertio or not, and it is agreed that all simil or apparatus, equipment or articles hereafter placed in the
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1.3	which, with the property TOGETHER with if for so long and during a not secondarily), and all not secondarily), and all not secondarily), and all shades, storm or and shades or and TO HAVE AND 7 and trusts berein set for said rights and benefits it	hereinafter described, all improvements, tese il such times as Morre lapparatus, equipmen section of the sectio	is referred to herein as the "p amis 2", meants, assements, fixtures, and "p amis 2", meants, assements, fixtures, and "p are yelloged primarily and on a parity with said real estate and it or articles now or hereafter the aid or the son used to supply heat, gas, air conditioning, water, light, contrally controlled), and ventilation, it suching (without restricting the foregoing), screens, window ings, inside no bed, awaings, stoves and wat r heaters. All of the foregoing are declared to be part of elected or not, and it is agreed that all simil or paratus, equipment or articles hereafter placed in the core on the state of the successors and asin. Forever, for the purposes, and upon the uses its and benefits unders to the free cast E-mption Laws of the State of Illinois, which they currently release and water the state.
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## THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanics liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) 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 Trustee or to holders of the note; (5) comply exhibit as the secured of the discharge of such prior lien to Trustee or to holders of the note; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.
- 2. Mortgagors 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 the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any stay or assessment which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtendness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the holders of rights to be evidenced by the standard mortgage clause to be statched to each policy, and shall delives all policies, including additional and recovery policies, to holders of the note, and recovery policies, to holders of the note respective dates of the note, and in easy of the most of the note of the note.
- 4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore remained? Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior accumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redern from ar 'ax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and s' expresse paid or incurred in connection therewith, including resonable attorneys fees, and any other moneys advanced by Trustee or the holders or the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which as ion' erein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable w' action and with interest thereon at the rate of seven per cent per annum. Interest of Mortgagors.
- 5. The Truste or 'he holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do secording to an 'b.''l statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate-on 'reo' 's 'aslidity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereot.
- 6. Mortgagors shall proved item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the hold at a the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the project note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in use default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness her by v cur shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Tru. v a have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of illinois for the enforcement of a mort age debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditure and upeness which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, autists for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be ext inded after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, a d vimilar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to procecute such will or it evidence to bidders at any sale that pursuant to such decree the true condition of the title to or the value of the premises. In addi on, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby, and manufalted due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of t is no a lr connection with (a) any action, sail or proceeding, including but not limited to probate and bankruptcy proceedings, to which either on "b a lail be a payit, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations or the determinent of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced.
- 8 The proceeds of any foreclosure sale of the premises shall be distrib ted and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, inclu ing all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured in... it is additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaini g un add; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- sentatives or assigns as their rights may appear.

  1. Those we say time after the filing of a complaint to ferceless this Tr at D of, the Court is which such complaint to ferceless this Tr at D of, the Court is which such complaint to ferceless this Tr at D of, the Court is which such complaint to the solvency or insolvency of Mortragors at the time of application for such receiver and without regard to the ferrel flue of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder milty to expointed as the rev. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foresecture time and it cay, of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not. Well as during any further time when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents. The well as during any further time when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents for time the protection, counted, massegment and operation of the premises during the receiver to apply off and the collect such rents in the massegment and operation of the premises during the receiver to apply off needs to the collection of the protection of the pr
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be solven to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

14. Trustes or the holders of the note shall have the right to inspect the premises at all reasonable to be a se see therete shall be per-

- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall T as so be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and no may a quire indemnities satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evider ...... tall indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the reques of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that II indel tedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a surface of the surface of destification purporting to the content of the state of destification purporting to the content of the state of destification purporting to the content of the state of the state of destification purporting to the content of the state of the state
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have

been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee,
shall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the county
in which the premises are situated shall be second Successor in Trust Any Successor in Trust hereunder shall have the identical title, powers and
authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

IMPORTANT

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

The Installment Note mentioned in the within-Trust Deed has been

lentified herewith under Identification No. 8776

FIRST NATIONAL MANK OF EVANSTON, ILLINOIS

nain Launek

END OF RECORDED DOCUMENT

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