1-2-74-768-6

TRUST DEED

Deliver To Recorder's Office Roy No. 413

22 600 707

. 	THE ABOVE SPACE FOR RECORDERS USE ONLY
THIS INDENTURE, made ———— JANUAL	RY 11, 19 74. between EDWARD T. RYAN AND CARMELLA RYAN, herein referred to as "Mortgagor", and
PUI	LLMAN BANK AND TRUST COMPANY
	nicago, Illinois, herein referred to as Trustee, witnesseth:
	ly indebted to the legal holder or holders of the Instalment Note hereinafter described,
SE ENTEEN THOUSAND AND NO/100	referred to as Holders of this Note, in the principal sum of Dollars,
	of the Mortgagors of even date herewith, made payable to BEARER
and drivered, in and by which said Note of principal remaining from time to time ONE HUTTER) THIRTY NINE AND 57	the Mortgagors promise to pay the said principal sum and interest on the balance unpaid at the rate of
Dollars on the -11 cet (1) -day of	
ONE HUNDRED T'IR" NINE AND 57	month thereafter until said note is fully paid except the final payment of
principal and interest, if no sooner paid, s	shall be due on the-first (1)— day of FERRIARY——— 19 04. All such
payments on account of the indebtedness	thall be due on the—first (1)— day of—FEBRUARY——— 19 94. All such evidenced by said note to be first applied to interest on the unpaid principal balance
and the remainder to principal; provided the	hat the principal of each instalment unless paid when due shall bear interest at the
	of said principal and interest being made payable at such banking house or trust of the note may, from time to time, in writing appoint, and in absence of such
	M. N BANK & TRUST COMPANY in said City,
NOW, THEREFORE, the Mortgogors to secure po-	syment of the sold principal sum of money and sold listerest in accordance with the terms, provisions
and imitations of this trust deed, and the performance of the sum of One Dollar in hand paid.	e the covenants and agreements herein contained, by the Mortgagors to be performed, and also in , the riceipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the head and interest therein, sthate and before in the
COUNTY OF COOK following descriptions	is hed sent Estate and all of their ostate, right, title and intorest therein, situate, lying and being in the AID STATE OF ILLINOIS,
to wit:	V /
	1
Lot Fourteen (14) in F	Block Four 4) 1, the resubdivision of blocks
Une (1) to Eight (8)	in Barrett's Forest View, a subdivision of
the West Half (12) rof t	the North West (us ter (%) of the North West half (%) of the south West Quarter (%) of
the North West Quarter	(4) of Section Twe it (20), Township Thirty-
Meridian, in Cook Coun	Fifteen (15), East of the Third Principal
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	C
which, with the property hereinofter described, is ref	terred to herein as the "premises."
which, with the property hereinofter described, is ref TOGETHER with all improvements, tenements, easer and during all such times as Martagages may be entitled it companies, equipment or grickles now or hereafter it.	ferred to herein as the "premises." nents, listures, and appurtenances thereto belonging, and all lents, to the and profits thereof for so large and therein lieblich are pleagreapy head, as a partly with solid, sale rules and not secondarily), and all therein lieblich are pleagreapy head, as or conditioning, wide "[18] a prover reflection in which the profits are the profits and the profits are
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pretrig, indeed deal, owners, stoke and will similar upon thereto a not, and it is opered that all similar one of sealing shall be shallowed as conclusing policy? If TO HAVE ANN TO BOOLD be premise, until the proof of its TO HAVE ANN TO BOOLD be premised, the shall be shall be also to the proof of the p	nents, listures, and appurtenances thereto belonging, and all ants, it is an and profits thereof for so large tell thereto (which are pledged primarily and on a partity with soil, our index and not secondarily), and herein or thereon used to supply head, gas, air conditioning, weiver, lift it, power, refrigeration (whether including (without restricting the foregoing), screens, window shade, from some and windows, flootiers. All of the foregoing are declared to be a part of said real estite whether physically attacked returns, exclument or articles hereafter placed in the permisse by the mortilians or their waters are the real estate. The mortilians are the real estates the real estates are the real estates. The real estates are the real estates are the real estates are the real estates are the real estates. The real estates are the real estates. I should be a real provisions are properly as the real estates are the real estates are the real estates are the real estates. The real properties are the real estates are and estates are the real es
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the lien hereof; (3) pay when due any indebtedness which may be secured by a lie	rements now or heresiter on the premises which may become damaged or be ore from mechanics or other liens or claims for lien not expressly subordinated on or charge on the premises superior to the lien hereof, and upon request exhibit to note. (4) complete within a reasonable time any building or buildings now or not of law or municipal ordinances with respect to the premises and the use we or municipal ordinance.
islated representations of the discharge of such prior left (5) Prussive or to himself at many time in process of receition upon said premises; (5) comply with all requirements of the process of receition upon said premises; (5) comply with all requirements of the process of	to not be compared to the control of
reo): (b) make no material alterations in said premises except as required by all. Mortgagors shall be liable for the payment of all general real estate tases and the record real estate taxes and the same of the real estate taxes here a coroning against said premises computed on the amount need real estate taxes need hereal real estate taxes need a rearranges and other charges against the premise note referred to herein duplicate receipts therefore. A Mortgagors shall, cause all buildings and improvements now or hereafter, situates	t of the last ascertainable real estate taxes. Mortgagers shall pay special taxes uses when due and shall upon written request furnish to Trustee or to holders odd on said premises to be insured against loss or damage by fire, lightning or
e note referred to herein duplicate receipts therefore. 3. Mortgagors shall cause all buildings and improvements now or hereafter situated individual models and improvements of the state	the nois, under insurance policies payable, in case of loss or damage, to Trustee I mertgage clause to he stacked to seach policy, and shall deliver all policies, cance about to capire, shall deliver enemad policies not less than ten days prior pamunt sujulvielent to one twelfth of the annual insurance premiums on the first
n and three hereof shill be held by the Trustee or the byes bodder of the noise as and pay the general real rather taken beyond against and premises and insurface premise. 6. In case of default therein, Trustee or the buildres of the toole may but need on y form and manner despite aspectant, and may but need not make full or ported	of for a Ninkow Fund to be used by the Trustee or the legal holder of the note uma as and when the same become due and parable, it, make any payment or perform any act hereinbefore required of Mortgagors to I parments of personal or interest in prior encognitances, if any, and purchases,
pay the general real setate taxes bevied against and premises and invitance premise. A. in case of default therein, Truptes or the holders of the note pare, but need not perfectly and may be not set and the set property of the property o	d, of referring from any law sale or intrivity's affecting said premises of comes and sequence you do incurred in connection therewish, including stronger fees, and tadditional note: does accurate hereby and shall become imprediately due and mum. Lawton or Trusteen indicates of the note shall never be considered as a
statement or estimate procured from the appropriate public office without inquiry	into the accuracy of such bill, statement or estimate or into the validity of any
A Avenueur, and torreture, as and artists of the control of the contraty, become due and payable (as immediately in the case of default) when it is all accurate and continue for three days in the performance of any other monthly payment shall constitute an event of default and the Trustee or the hother than littere days in decrease to cover the exite expense involved in handling of the control	of by this Trust Deed shall, notwithstanding anything in the note or in his Trust It in making payment of any instalment of principal or interest on the note, or her agreement of the Mortzagora herein contained. Any deficiency in the amount diers of the note secured hereby may collect a "late charge" on each payment
than filteris days in arrears to cover the extra expense involved in handling del, When the indelstedines hereby accured shall become due whether by acceleration I in a nereof. In any suit to foreclose the lien hereof, there shall be allowed and in mees which may be paid or incurred by or on helalf of Trustee or holders of the less set systems. It in the properties to the stage publication consistent or includes of the less set systems. The properties the stage publication consistent in true construction of the title to or the value of the premises. All expenditures and expectedness set of the new or connection with (a) any proceeding, including probate and bar ders of ten ne in connection with (a) any proceeding, including probate and bar grid after seen; I i the hight to foreclose whether or not actually commenced; or that affect the perms so the security hereof, whether or not actually commenced or the affect the perms so the security hereof, whether or not actually commenced.	nor otherwise, holders of the note or Trustee shall have the right to foreclose cluded as additional indebtedness in the deeree for sale all expenditures and e note for attorneys' (ers. Trustee's fees, appraiser's fees, outlays for documentary or estimated as to it in so, the expended after entry of the deeree' oil procuring
and also racts of title, title searches and examinations, guarantee politics. Operand in the property of the p	it or to evidence to builders, ast any sale which may be had pursuant to such decree penase of the nature in this paragraph mentioned shall become so much additional the rate of seven per cent per annum, when paid or incurred by Trustee or skruptcy proceedings, to which either of them shall be a party, either as plaintiff,
mand or decord by present of the three sections are interestively present of the section of the	(c) preparations for the defense of any threatened suit or proceeding which pied in the following order of priority: First, on account of all coats and expenses the preceding paragraph hereof; account, all other times which under the terms
end constitute accured in the finess additional to that evidenced by the note, with it add on the note; four', an overplus to Mortgagors, their heirs, legal representative. Upon, or at any time after 2, fining of a hill to foreclose this trust deed, the out opinionis may be made or it before or after safe, without notice, without regard.	interest thereon as herein provided; third, all principal and interest remaining tives or assigns, as their sights may appoint a receiver of axid premises. Such urt in which such bid is filed may appoint at the time of application for such all the time of application for such all the time of application for such all the time occurrence and the such as
paid on the note; four t, an overplus to Mortgagors, their heirs, legal representation 2. Upon, or at any time after the fine of a hill to foreceive this trust deed, the concentration may be made et al. before or after take, without notice, without regard eiter and without notice, to the then value of the premises of whether the same shall, in case of a sale and a deficient, during the trust deep the trust and a deficient, during the full statutory period of referring time tragagors, except for the intervent no day at receiver, would be entitled to collect usual in such cases for the protect, processing, control, management and operative may authoritie the receiver to apply a next income in this hands in payment in the length of the trust deed, or any tax special axis and or other length which may be taxed. So according to the reference of the length of the trust deed, or any tax special axis and provision shall be subject to the length of the reference of the problem of the reference of the problem of the problem of the reference of the refer	uses and profits of saud premises during the peridency of such foreclosure suit, by whether there he redemption or not, as well as during any further times when such rents, issues and profits, and all other powers which may be necessary of whether of the part of the profits of the profits of the profits of the profits of the whole or in part of the profits of
relowing this trust deed, or any tax special axes to the flow which may be taked prior to furcelowing aller. (2) the deferions to see of a sale and deference. 8. No action for the enforcement of the lien (of any provision shall be subject to come at law upon the note hereby cured.)	or become sufer-or to the hen hereof or of such decree, provided such application any defense which would not be good and available to the party interposing
i. Trustee or the holders of the note shall have the right to impret the premises at a 2. Trustee has no duty to examine the title, location, ear serie, or condition of the power herein given unless expressly obligated by the residence of the holder in the halfe in 1. Trustee that it is not a constraint of the control of the residence of the control	all premises, nor shall frustee be obligated to record that trust dead or to serveits or any acts or consists because the collegered to record that trust dead or to serveits or any acts or consistent serveits or expected to the serveits of any acts or consistent serveits of the consistency of services that the trust dead to the serveits of the consistency of services that the consistency of services
d deed has been fully paid, and Trustee may execute an debt r r elease hered it soil, produce and exhibit in Trustee the note representing to indebtedness her hant longuity. Where a release is required all a successor true the successor tributed to identification proporting to be executed by a prince with each hereunder or	o and at the request of any person who shall, either before or after maturity step arrured has been paid, which representation. Trustee may accept as true trustee may accept as the genuine note begon described any note which beats which bondrom in substance with the description herein contained of the note
cuted a certificate or any instrument identifying same as the note described in rein- tented and which conforms in aubstance with the description berein confined of the	
ers therein. Trustic may resign by instrument in writing filed in the office of the Jecorder or	it may accept as the genuine note herein described any note which may be note and which purports to be executed by the persons herein designated as Register of Tiles in which this instrument shall have been recorded or filed.
4. Triville may resign by instrument in writing filed in the office of the "ecorder or case of the recognation, inability or regional to act of Trustee, the then by the lat. Any Successor in Trust hereunder shall have the identical little, powers at an easionable compensation for all acts performed hereunder.	Registrary of Tiles in which this instrument shall have been recorded or filed. Deeds of the county in which the premises are situated shall be Successor in jority as are herein given Trustee, and any Trustee or successor shall be entitled.
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