UNOFFICIAL COP



COOK COUNTY, ILLINOIS

FILED FOR RECORD

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TO THE SECTION OF THE PROPERTY OF THE PARTY OF THE PARTY

THIS INDENT!' . T, m de

THE ABOVE SPACE FOR RECORDER'S USE ONLY THE

, n de January 26, 1974, between bunald Lee Gillespie and Mary Jean Gillespie, his wife

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY

an Illinois corporation de Chicago, Illinois, herein referred to as TRUSTEE; witnesseth:
THAT, WHEREAS the Mor tago s are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders be to referred to as Holders of the Note, in the principal sum of TWENTY FOUR THOUSAND FUR HUNDRED AND NO/LOOTHS (\$24,500.00)

Dollars, evidenced by one certain Instalment No of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER and delivered in and by which the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which sair Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of BIGHT (8)

Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of the BIGHT (8) BIGHT (8)

the rate of 8% per annum, and an orange of the content of the note may, from time to nime, in winning appoint, and in absence of such appointment, then at the office of TAB INTRICT NATIONAL BANK OF CHICAGO in said City,

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum at noney and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements I retin contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt where deep content of the covenants and assigns, the following described Real Existe and all of their cetate, right, the annumental principal sum of the covenants and assigns, the following described Real Existe and all of their cetate, right, the annumental principal sum of the covenants and assigns, the following described Real Existe and all of their cetate, right, the annumental principal sum of the covenants and assigns, the following described Real Existe and all of their cetate, right, the annumental principal sum of the covenants and assigns, the following described Real Existe and all of their cetate, right.

AND STATE OF ILLINOIS,

Parcel #1
Lots 40 and 41 in Seat and Smith Subdivision of the fourh 1 of Block 5 (except the Bast 124.8 feet) in Canal Trustee's Subdivision of Scation 33, Township 39
North, Range 14, Bast of the Third Principal Meridian, in Look County, Illinois PARCEL #2

PARCEL #2 Lots 42 and 43 in Seal and Smith Subdivision of the South 4 / 1 3lock 5 (except the East 124.8 feet) in Canal Trustee's subdivision of Section 73, Township 39 North, Range 14, East of the Third Principal Meridian, in Colk Jointy, Illinois

In the event the mortgagors, without the consent of the mortgages, soil or transfor title to the above described property, the entire indebte as ascured hereby shall at the option of the mortgages become immediately due and phyable without notice.

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, fixtures, and appurtenances thereto belonging, and all rents, issues and profit there inform the property of the property

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

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

WINESS the hand and year first above written.

DONALD LEE GILLESPIE

MARY JEAN GILLESPIE,

5@C

STATE OF ILLINOIS,

ANNIHITE TO BE CONTROL OF STATE OF STAT COOK

PHILIP K. GORDON

RUMENT WAS PREPARED PHILIP K. GORDON, ATTY. AT L HICAGO, ILL. 60609

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	Pugo 2	
ur su up bu ter	THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED): 1. Mortgagors shall (1) promptly repair, revaire or rebuild any buildings or improvements mow or hereafter on the premises which may become damaged be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly buildings to the lien hereaft (3) pay when due any indebteness which may be secured by a lien or charge on the premises superior to the lien hereaft (3) pay when due any indebteness which may be excured by a lien or charge on the premises superior to the lien hereaft (3) pay when process of recreation upon said premises (5) to unply with all requirements of law or municipal redundance with spect to the premises and the use thereoft (6) make not material alterations in said premises (5) to unply with all requirements of law or municipal redundance. 2 there pays a shall per before any sensition of the state of the control of the note of the control of the note of the control of the note of the no	<u> </u>
to da	3. Mostgagers shall keep all buildings and improvements now or hereafter situated on said premise insured against loss or damage by figs, lightning or indistume under policies providing for paymount by the insurance companies of moneys sufficient either to pay the cost of replacing or repaining the same or pay in full the indistredness secured hereby, all incompanies assistance by the holders of the note, under insurance policies payable, in case of ions or mage, to Trustee for the benefit of the holders of the note, such rights to be exchanged by the standard unstage clause to be attached in gach policy, and	
Main and and and and and and and and and an	slicks not less than it, says prior to the respective dates of expiration. 4. In case of a sult inversion. Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of origagus in any in, as manure decined expedient, and may, but need not, make full or partial expansion or interest on price encumbrances, any, and purents of principal or interest on price encumbrances, any, and purents or interest, compromise or within a state or forfeiture feeting said premites or interest and said or forfeiture feeting said premites or interest any tas or assessment. All moneys paid for any of the purpose herein authorized and all expense paid or incurred in more time the terminal authorized and all expense paid or incurred in more time the terminal authorized may be taken, said by so much distinct including attempts feet, and any other moneys advanced by Truster or the holders of the note to protect the more garden entered and indichedures are call in the part of the part of the more shall never be considered as a waver of any right accruing to them on account of any default resource or the holder of the note to protect the more shall never be considered as a waver of any right accruing to them on account of any default resource or the holder of the note to the note shall never be unforted as a waver of any right accruing to them on account of any default any any high statement or eather a protect of the more shall never be unforted as a waver of one of the part of the note of the note, and with the note of the note, or the note of the note, and with the note of the note, or the note of the note, and with the note of the note, or the note of the not	-
to th of	The White part the desired of the mine hereby accured making any payment hereby authorized relating to saves or assessments, may do no according any bill, statement for early many the production of the mine appropriate public of the willowly into the accuracy of such bill, statement or estimate or into exalidity of any tax, assessment,,,,,,,, .	! :
fo fo fo af ar bi	minimal. The control of the most process and the control of the c	
the property of the property o	serson at the rate of seven per cent per annum, when paid or neutred by Trustee or holders of the note in connection with (a) any proceeding, including tobate and bankrupter proceedings, to which either of them shall be—, either as plaintiff, claimant or defendant, by reason of this trust deed or any debtedness hereby secured; or (b) preparations for the commence: ont of any suit for the foreclosure hereof after accusal of such right to foreclosure heteror actually commenced; or (c) preparations for the defer of any threatened suit or proceeding which might affect the premises or the security recof, whether or not actually commenced. 8. The proceeds of any foreclosure tale of the premises shall be d. "" tet" and applied in the following order of priority: First, on account of all costs of expenses incident to the foreclosure proceedings, including all such term, as, re mentioned in the preceding paragraph hereof, second, all other items the under the terms hereof constitute secured indebtedness additional to that ridenced by the note, with interest thereon as herein provided; third, all	e + i
Si ar	incipal sind interest remaining unpaid on the note: fourth, any overplus to 'o'', cors, their heirs, legal representatives or assigns, as their rights may possible to consider the filing of a bill to forection the trust deed, we contribute that he had been the support expectation of the proportion of the support of su	
pa	10. No action for the enforcement of the lien or of any provision hereof shall be subject to any afen; which would not be good and available to the arty interpoling tame in an action at law upon the note hereby secured.	
id his b ai T d	11. Truster or the holders of the note shall have the right to inspect the premises at all reasonable, here and access thereto shall be permitted for that premises, or to a but him to the validity of the signatures or the lentity, capacity, or authority of the signatures on the note or trust deed, nor shall Trustee be obligated to a constitute deed or to exercise any power rerein given undescapenably obligated by the terms hereof, nor be liable for any acts or omissions hereunder, recept in case of its own gross negligence or also not that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exert ain. In your gross negligence or also not a shall release this trust deed and the lien thereof by proper instrument upon presentation attifactor, ever are that all indebtedness secured y this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of my p soon who shall, either before or first maturity thereof, produce and exhibit to Trustee the note, representing that all indebtedness thereby secures has seen gald, which representation rustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor itsust. The product of the content of the content of the content and which proports to be executed by the persons herein described herein, it may accept as the note herein described in the proportion of the content of the note and which proports to be executed by the persons herein described herein, it may accept as the not herein described not not be received to the note of the note and which proports to be executed by the persons herein described of the note and which proports to be received to the described herein, it may accept as the not herein described not not be not of the note and which proports to be executed by the person herein described of the note and which proports to be executed by the person herein described of the note and which proports to be executed by	
1	he persons herein designated as makers thereof. 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrat of Titles in which this instrument, shall have been excorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which it is a continued shall be Successor in Trust. Any Successor in a continued and the successor in Trust. Any Successor in a continued and the successor in a continued and any successor in a continued and successor in a continued and any successor in a continued and successor in a continu	3
1 1 1	To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of 1/12th of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged oxemises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.	
	IMPORTANT Identification No.	
	THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD. BY TRUST COMPANY, Trustee. By The Property Asset Vice Pres.	2
о:	PHILIP K. GORDON 809 West 35th St. Chicago, III.	.610 72
ĺ	PLACE IN RECORDER'S OFFICE BOX NUMBER 533	7