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COOK COUNTY, ILLINOIS
FILED FOR RECORD

13-33-311-004

RECORDER OF DEEDS

AUG 20 '74 11 04 AM

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TRUST DEED

22 821 334

CTTC 7 THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made AUGUST 12, 1974, between
**JOHN FILIPELLO, A BACHELOR AND CHARLENE COHN, A SPINSTER AND
 FERRIS FAIN FRITZ AND ELAINE D. FRITZ, his wife**
 herein referred to as "Mortgagors," and
CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION
 doing business in Chicago, 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 herein referred to as Holders of the Note, in the principal sum of
TWENTY TWO THOUSAND AND NO/100ths (\$22,000.00) 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 of disbursement on the balance of principal remaining from time to time unpaid at the rate
 of SEVEN & EIGHT-TENTHS (7.8%) per cent per annum in instalments (including principal and interest) as follows:
ONE HUNDREY, EIGHTY ONE AND
29/100ths (\$1,812.29) Dollars on the first day
 of OCTOBER 1974, and ONE HUNDREY, EIGHTY ONE
AND 29/100ths (\$1,812.29) Dollars on the
 the first day of each and every month thereafter until said note is fully paid except that the final
 payment of principal and interest, not sooner paid, shall be due on the first day of SEPTEMBER 1994.
 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 eight per annum and all of said principal and interest being made payable at such banking house or trust
 company in CHICAGO, Illinois, 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 CENTRAL NATIONAL BANK IN CHICAGO
 in said City.

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 of which 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 these estate, right, title and interest therein, situate, lying and being in the
CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS.

to wit
 Lot 37 in Block 10 in Mills and Sons North Avenue and Central Avenue
 Subdivision in the South West quarter of Section 33, Township 40
 North, Range 13 East of the Third Principal Meridian in Cook County,
 Illinois.



THIS INSTRUMENT WAS PREPARED BY
GLORIA M. RASMUSSEN
UNION REALTY MORTGAGE CO., INC.
100 WEST MORROE STREET, CHICAGO, 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, ventilation,
 (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, store doors and
 windows, floor coverings, inador 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 herein 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 S and seal S of Mortgagors the day and year first above written.
John Filippello [SEAL] Ferris Fain Fritz [SEAL]
John Filippello [SEAL] Ferris Fain Fritz
Charlene Cohn [SEAL] Elaine D. Fritz

STATE OF ILLINOIS, }
) ss. LOUIS SIEGEL
 a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
 County of COOK } JOHN FILIPELLO, A BACHELOR AND CHARLENE COHN, A
SPINSTER AND FERRIS FAIN FRITZ AND ELAINE D. FRITZ, his wife
 who are personally known to me to be the same person as whose name is set forth in the foregoing
 instrument, appeared before me this day in person and acknowledged that they
 delivered the said instrument as their free and voluntary act, for the purposes and upon the trusts therein set forth.

Given under my hand and Notarial Seal this 12 day of August, 1974.
 Notarial Seal
 Form 807 R 1-69 Tr. Deed, Indiv., Instal.-Incl. Int. Page 1

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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 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 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 Trustee or to holders of the note; (4) complete within a reasonable time any building or 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.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer expense charges, and other charges against the premises, when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax 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 or 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 indebtedness 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 note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Trustee or the holders of the note may, but need not, make full or partial payments of principal or interest on prior encumbrances. Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be paid by such additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of eight per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the holders of the note, hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, 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 tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fee, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to buyers at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of eight per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate or bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured, or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose, whether or not actually commenced, or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incurred in the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver, and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or useful in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale, (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien hereof or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon this note hereby secured.

11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or to exercise any powers herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it shall be no defense to indemnities satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid and Trustee may execute such release hereof and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, representing the indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the person or persons designated as makers thereof, and where the release is requested of the original trustee and it has never placed its identification number on the note described herein, it may accept as the note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder of Deeds of the State of Texas in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be 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 liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

RIDER ATTACHED HERETO AND MADE A PART HEREOF

22 821 334

INITIAL HERE 16. J.F. CC

INITIAL HERE J.F. E.D.F.

INITIAL HERE J.F. CC

INITIAL HERE J.F. E.D.F.

16. Prepayment privilege is granted to make prepayments on principal, upon thirty days prior written notice, on any interest payment date; provided, however, such prepayment in any calendar year shall not exceed twenty (20%) per cent of the original principal amount. Payments made in excess of this amount will be accepted upon payment of a two (2%) per cent premium during the first three years, one (1%) per cent during the next two years, and at no premium thereafter.

JOHN FILIPELLO SEAL
CHARLENE COHN SEAL

INITIAL HERE J.F. CC

INITIAL HERE J.F. E.D.F.

18.

In addition to the monthly payments of principal and interest payable under the terms of the note, the mortgagors agree to pay to the holder of the note or the servicing agent, when requested by the holder of the note or the servicing agent, such sum as may be needed for the purpose of establishing a reserve for the payment of premiums on policies of fire insurance and such other hazard or shall be required hereunder covering the mortgaged property and for the payment of taxes and special assessments accruing on the property (all as estimated by the holder of the note or the servicing agent). Such sum to be paid by the holder of the note or the servicing agent without allowance for interest, for the payment of such premiums, taxes and special assessments, provided that such request whether or not complied with shall not be construed to affect the obligations of the mortgagors to pay such taxes and special assessments and to keep the mortgaged premises insured against loss or damage by fire or lightning. If however, payments made hereunder for taxes, special assessments, insurance premiums, etc. shall not be sufficient to pay the amounts necessary as they become due, then the mortgagors shall pay the necessary amount to make up the deficiency. If amounts collected for the purpose aforesaid exceed the amount necessary to make such payment such excess shall be credited on subsequent payments for these purposes to be made by mortgagors.

FERRIS FAIN FRITZ SEAL
ELAINE D. FRITZ SEAL

22 821 334

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Wed

Property of Cook County Recorder's Office

notes when more than one note is used.
RIDER ATTACHED HERETO AND MADE A PART HEREOF
THIS INSTRUMENT WAS PREPARED BY
GLORIA M. RAMMUSSEN
UNION REALTY MORTGAGE CO., INC.
100 WEST MONROE STREET, CHICAGO, ILLINOIS

IMPORTANT
CENTRAL NATIONAL BANK SHOULD
BE NOTIFIED BY TELEPHONE OR LETTER
BEFORE THE TRUST DEED IS FILED FOR RECORD

5010
CENTRAL NATIONAL BANK IN CHICAGO
Trustee
By *Gloria M. Rammussen*
Asst. Trust Officer

MAIL TO:

 PLACE IN RECORDER'S OFFICE BOX NUMBER 320

FOR RECORDING PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
1749 NORTH CENTRAL AVENUE
CHICAGO, ILLINOIS 60639
LOAN NO. **22821334**

END OF RECORDED DOCUMENT