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TRUST DEED—Short Form
(Ins and Receiver)

22 822 798

FORM No 831
JANUARY 1968

GEORGE E COLE
LEGAL FORMS

7-6

THIS INSTRUMENT made this 17th day of August 1974

between CARL R. SEVELAND AND BETTY SEVELAND, his wife

of the Village of Wilmette County of Cook

and State of Illinois Mortgagee

and FIRST NATIONAL BANK OF SKOKIE, A National Banking Association organized and existing under the laws of the United States of America

of the Village of Skokie County of Cook

and State of Illinois as Trustee

WITNESSETH THAT WHEREAS the said CARL R. SEVELAND AND BETTY SEVELAND, his wife

are justly indebted upon one installment principal note in

the sum of Fifty Thousand and 00/100 (\$50,000.00) Dollars

Payable as follows: Four Hundred Eleven and 08/100 (\$411.08) Dollars on the 5th of October, A. D., 1974 and Four Hundred Eleven and 08/100 (\$411.08) Dollars on the 5th day of each and every month thereafter until said principal sum and interest have been fully paid, each payment to be first applied to payment of interest and the balance on account of principal, providing that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 5th day of September, A. D., 1999, which said monthly payments include

with interest at the rate of 3/4 percent per annum payable monthly, said note

700

and such notes bearing even date herewith and being payable to the order of FIRST NATIONAL BANK OF SKOKIE

at the office of FIRST NATIONAL BANK OF SKOKIE, SKOKIE, ILLINOIS or such other place as the legal holder thereof may in writing appoint, in lawful money of the United States and bearing interest after maturity at the rate of ~~xxxxxx~~ the then highest legal rate of interest.

Each of said principal notes is identified by the certificate of the trustee appearing thereon

NOW, THEREFORE the Mortgagee for the better securing of the said indebtedness as by the said note evidenced, and the performance of the covenants and agreements herein contained on the Mortgagee's part to be performed and also in consideration of the sum of ONE DOLLAR in hand paid, does CONVEY AND WARRANT unto the said trustee and the trustee's successors in trust the following described real estate situated in the

Cook County of Illinois to wit --Lot 24 in Kings Fields being a subdivision of those parts of Lots 2, 3 and 4 lying West of the center line of Ridge Avenue of Barbara Wagners Subdivision being a subdivision of the South 50 acres of the North 60 acres of the South West 1/4 of Section 28, Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded as Document No. 6278960 in Book 151 Plats page 36 in Cook County, Illinois.

22 822 798

THIS INSTRUMENT WAS PREPARED BY
Dorothy Brauer
FIRST NATIONAL BANK OF SKOKIE
8001 LINCOLN AVENUE
SKOKIE, ILLINOIS 60076

Together with all the tenements hereditaments and appurtenances thereto belonging and the rents, issues and profits thereof and all gas and electric fixtures, engines, boilers, furnaces, ranges, heating, air-conditioning and lifting apparatus and all fixtures now in or that shall hereafter be placed in any building now or hereafter standing on said land and all the estate, right, title and interest of the Mortgagor of in and to said land hereby expressly releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD the same unto the said trustee and the trustee's successors in trust FOREVER for the uses and purposes and upon the trusts herein set forth.

And the Mortgagor does covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and in said notes provided to pay all taxes and assessments levied on said premises as and when the same shall become due and payable and to keep all buildings at any time situated on said premises in good repair and to suffer no lien of mechanics or material men or other claim to attach to said premises to pay all water taxes thereon as and when the same shall become due and payable and neither to do nor suffer to be done anything whereby the security hereby effected or intended so to be shall be weakened, diminished or impaired to keep all buildings which may at any time be situated upon said premises insured in a company or companies to be approved by the trustee and the trustee's successors in trust or the legal holder of said note or notes against loss or damage by fire for the full insurable value of such buildings for an amount not less than the amount of the indebtedness secured hereby and to cause such insurance policies with the usual mortgage clause attached or other sufficient endorsement to be deposited with trustee as additional security hereunder and upon failure to so secure and deposit such insurance policies said trustee or the trustee's successors in trust or the legal holder of the note or notes is hereby authorized to procure the same and all moneys which may be advanced by said trustee or the trustee's successors in trust or by the legal holder of said note or notes or any of them for the aforesaid purposes or any of them or to remove encumbrances upon said premises from any manner protect the title of estate hereby conveyed or expended in or about any suit or proceedings in relation thereto including attorneys' fees shall with interest thereon at seven per cent per annum become so much additional indebtedness secured hereby but nothing herein contained shall render it obligatory upon said trustee or the trustee's successors in trust or the legal holder of said note or notes to so advance or pay any such sums as aforesaid.

In the event of a breach of any of the covenants, conditions or agreements or in case of default in payment of any note or notes secured hereby or in case of default in the payment of one of the installments of interest thereon and such default shall continue for thirty (30) days after such installment becomes due and payable then at the election of the holder of said note or notes or any of them the said principal sum together with the accrued interest thereon shall at once become due and payable such election to be made at any time after the expiration of said thirty (30) days without notice and thereupon the legal holder of said indebtedness or any part thereof or said trustee or the trustee's successors in trust shall have the right immediately to close this trust deed and upon the filing of a complaint for that purpose the court in which such complaint is filed may at once and without notice appoint a receiver to take possession or charge of said premises free and clear of all non-estate rights or interests with power to collect the rents, issues and profits thereof during the pendency of such suit and until the time to redeem the same from any sale made under any decree foreclosing this trust deed shall expire and in case proceedings shall be instituted for the foreclosure of this trust deed all expenses and disbursements paid or incurred in behalf of the plaintiff including reasonable attorneys' fees, outlays for documentary evidence, stenographers' charges, costs of procuring a complete abstract of title showing the whole title to said premises embracing such foreclosure decree shall be paid by the said Mortgagor and such fees, expenses and disbursements shall be so much additional indebtedness secured hereby and shall be included in any decree entered in such proceedings or the foreclosure of this trust deed and such proceedings shall not be dismissed or a release hereof given until all such fees, expenses and disbursements and all the cost of such proceedings have been paid and out of the proceeds of any sale of said premises that may be made under such decree of foreclosure of this trust deed there shall be paid, First: All the cost of such suit including advertising, sale and conveyance, attorneys', stenographers' and trustees' fees, outlays for documentary evidence and costs of such abstract and examination of title. Second: All moneys advanced by the trustee or the trustee's successors in trust or the legal holder of said note or notes, or any of them for any other purpose authorized in this trust deed with interest on such advances at seven per cent per annum. Third: All the accrued interest remaining unpaid on the indebtedness hereby secured. Fourth: All of said principal sum remaining unpaid. The surplus of the proceeds of sale shall then be paid to the Mortgagor or to his legal representatives or assigns on reasonable request.

In case of the default of the payment of the indebtedness secured hereby or the breach of any of the covenants and agreements entered into on the Mortgagor's part, the Mortgagor hereby waives all right to the possession income and rents of said premises and it thereupon shall be lawful for the trustee or the trustee's successors in trust to enter into and upon and take possession of said premises and to let the same and receive and collect all rents, issues and profits thereof.

AND THE Mortgagor further agrees that in case of a foreclosure decree and sale of said premises thereunder all policies of insurance provided for herein may be rewritten or otherwise changed so that the interest of the owner of the certificate of sale, under such foreclosure shall be protected to the same extent and in like manner as the interest of the legal holder of the note or notes herein described is protected by such policies.

Upon full payment of the indebtedness aforesaid and the performance of the covenants and agreements hereinbefore made by the Mortgagor a reconveyance of said premises shall be made by the said trustee, or the trustee's successors in trust to the Mortgagor upon receiving reasonable charge therefor and in case of the death, resignation,

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COCKING

COCKING or other party to act of said trustee of any
CHICAGO TITLE TRUST COMPANY
CHICAGO, ILLINOIS

herby appointed and such successor in trust hereby authorized as is herein set forth
said trustee

Legal holder referred to herein shall mean the holder of the note or notes or owners of the note or
note or indebtedness or any part thereof or of the interest therein to the governors and directors of
the Mortgagee herein shall stand and be taken as the Mortgagee's administrators, assignees or other
legal representatives and assigns

Articles of the first part, jointly and severally, covenants and agree:

1. That they will pay each month, in addition to the principal and interest,
as one monthly payment, an amount equal to 1/12 of the annual taxes, and
special assessment installments, if any, and premiums for insurance for
fire and other hazards to protect the party of the second part, which sum
is to be held by holder of Note to pay said items when due, and the party of
the first part further agrees to secure said bills and deliver them to
holder of Note; the holder of the Note shall not be obliged to obtain said
bills; nor to advance any funds beyond those it holds, and it shall have
sole discretion in their allocation and payment, and it shall have the right
to pay bills for the above as rendered;
2. That they will not pay more than 20% of the original amount of the Note
secured by this Trust Deed in any one year, computed from the anniversary
date of the Note, unless a compensatory premium be paid holder of Note of
2% of the amount exceeding the above 20% when such prepayment is made, and
this right shall not be cumulative; except if the prepayment results from
the sale of property herein before described.
3. They will not sell the property herein conveyed nor make any conveyance of
the title of said property nor in any way effect a change of ownership while
any part of the indebtedness secured hereby is not fully paid, and in the
event they do so, such act shall cause the entire sum due holder of the Note
secured hereby shall then become due and payable, at sole election of holder
of Note.

WITNESS the hand and seal of the Mortgagee the day and year first above written

Carl B. Sewell (SEAL)
Barbara J. Sewell (SEAL)
(SEAL)
(SEAL)

22-822-706

The note or notes mentioned in the within trust deed have been
identified herewith under Identification No. 3808
FIRST NATIONAL BANK OF SKOKIE
BY: *Janette Pate*
Trustee
Assistant Secretary

STATE OF ILLINOIS
COOK COUNTY, ILLINOIS
NOTARY PUBLIC
Dec 21 1974 10 52 PM

22822708

I, _____, Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that _____

personally known to me to be the same person _____ who subscribed to the foregoing instrument appeared before me this day in person and acknowledged to me by signing sealed and delivered the said instrument as _____ and voluntary act of the said _____ including the release and waiver of the right of homestead

_____ for my hand and notarial seal this _____ day of _____ 1974



Property of Cook County Clerk's Office

Trust Deed
Insurance and Receiver

CARL W. MELLEND A. D.
BILLY SAVI L'ARD, JR. TRUST

FIRST NATIONAL BANK OF SKOKIE
SKOKIE, ILLINOIS

ADDRESS OF PROPERTY
2105 Chestnut
Wilmette, Illinois

MAILED TO
FIRST NATIONAL BANK OF SKOKIE
8001 Lincoln Avenue
Skokie, Illinois 60076
BY 533

GEORGE COLE
LEGAL FORMS

INDEXED OF RECORDED DOCUMENT