

TRUST DEED (Illinois)
For use with Note Form 1448
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		OFI. > 14	The Above Space For R	ecorder's Use Only	<i>ا</i> .10
	INDENTURE, madeAugus	t 28 19 <u>74</u>	, between Fred Helson	and Paulette Orsi	Nelson, his
wife	e and Francette Orsi,	a married woman	n' ' I	herein referred to as "M	
herein	referred to as "Trustee," witness	eth: That, Whereas Mortgagon	are justly indebted to the le		
termed	"Installment Note," of even da	te herewith, executed by Mort	gagors, made payable to Wifig	##	·
and de	livered, in and by which note Mo	rigagors promise to pay the pri		f Lincolnwood	
<u>Five</u>	thousand nine hundre	d seventy nine and	50/100 Dollars, and in	erest from	· <u>- —</u>
on the	balance of principal remaining fr	om time to time unpaid at the	rate of per cent p	er antaun, sich principal sa	
on the	2th: day of October	19.74 and One hur	ndred sixty six and	10/100	Dollars Dollars
' on the	day of each and every	month thereafter until said note	is fully paid, except that the Gr	all custment of principal and	interest if not
	pr d, st all be due on the 12th				
or said	instal nent constituting princip	al, to the extent not paid whe	n due, to bear interest after the	e date for payment thereof,	at the rate of
becom- or inter	ray sy bother place term only thereof	and promote the second case.	default shall occur in the payme:	it when due, of any installme	nt of principal
contair :	er in 1 % in 1 Deen 1 il. ex Constitution and a constitution	min not during the mining a short	y time after the expiration of sa	id three days, without notice)), and that all
N(W Thi Ri I CRI . D St). The effective series and significant	im of morev and interest in a	Teknijania inggara eta direni	roverions and
Morten	WITH RETORY, to secure the colors of the above methods and the colors of the colors to the performed, and the colors to the performed, and the colors of the	on of the sum of	One !):	e i la Marcini terra a la ci Li renyi i più giren e e i circa e	ained, by the cknowledged,
	or in a company of the earlier of the control of the earlier of the control of		OCH I		t .
		COUNTY OF COOK		AND STATE OF ILLI	
, to',5a	Southwesterly 55 feet auganash, a subdivisi	on in the Frac icoal	Northwest J. of Soct	ion 2 Township 160	dition North
Range	13 East of the Thir	i Principal me dian	in Cook County, 111	inois.	NOTEH,
2-012)	STRUMENT WAS PRE	PARED BY
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	tor of a creation to the first of the contract			4433 W Touche	2
, TO	with the property hereinafter described. SETHER with all	بب الدخر وتجوميوناه وتجويتوسوت	he, "premis.s,"	Lenelsons of	thereof for
i re i	or 1911 The Tile Shiri Test is Medical Caste and Thom September 1919 (1917) This Shipshop Caste (1917)	Ribus Burros de entrepris per anegera. La fall Ribert, upon estudo en la posi- La dicenta de trapita de la face de co		released the entire to	
	1 T 11 THE R. P. LEWIS CO., LANSING MICH. 49 TO 18 A. M.		n under einer der State der Felt in der State (* 1865) Der State (* 1865) der State (* 1865)	and the state of t	(A
all buildi	regoing are declare	CT (T T	in the same tree process.	at in the control of	4,000 T
TO '	rigs and administrations in assigns shall be part of the month HAVE AND TO HOLD the month of the control of the	where with the split Tourise, its	or his or crosses at a sign of	he purposes, and e	pon the uses
3/ 17 s	is and benefits Marta general area. Territ Deed consists of two gage porated besets by reference and his existent bases, as reaction and acti-	in y exister a referse as successful. So the adventant a count mons a	The provisions appearing on page	2 (tue ravers' side of this	Trust Deed)
1.101.6-6	1 7 10 10 10 7 70 10 11 170 1 2 20 27 1	D ¹¹⁷	and the second s	e set out in" and shall be	binding on
With	ess the hands and seals of Mortg	agors the day and year first ab	ove written	9,1	. 10
*	PLEASE PRINT OR	hd Whils-		ME MY nel.	ىن. (Seal)ك
	TYPE NAME(S)	red Nelson	Paulette	Orsi Nelson	- 7
	SIGNATURE(S)	ार पुरस्के राजा है है है	(Seal) The	<u> </u>	(368)
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	QIASE		his wife and France:	-	. norra.
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1,00		Sign was differentief	Proceeds :		77157 : .
Given to	er my band and official seal, thi		Augyst /	<u> </u>	1974.
Commission	r expires LY COMMISSION D	PIRES DEC. 17, 1979	Janny Ul	///	otary Public 6
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rx \			ADDRESS OF PROPERT		
<u>ب</u> در/\	NAME Bank of Lincol	nwood	Chicago Illinoi	×	· x >
<i>w</i>	y to a go Bree, he	र मिल्सिको भूदिको बेहे वेश्वर स्तर्राज्यो "क	PURPOSES ONLY AND IS THE TRUST DEED	FOR STATISTICAL C	13
MAIL TO:	ADDRESS 4433 W. Tou		SEND SUBSLOUTHT TAX U	ILLS TO:	83
	STATE Lincolnwood	111. ZIP CODE 60646	Parties of the second		22837600
			(Name)	NUMBER	Ö
OR.	RECORDER'S OFFICE BOX N		MALL	,- ∦	ပ
			A STATE OF		

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Fr & JEU 33 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:

- 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 mechanic's 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 deany 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) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (6) 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, sewervice 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 tax or assessment which Mortgagors may desire to contest.

 3. Mortgagors shall keen all buildings and improvements pure of hereafter situated on said premises insured against loss or damage by firely and the protest of the protection of the protest of the protection of the protectio

- 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 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 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.

 1. In case of default therein, Trustee or the holders of the note and in case of insurance about to expire; shall deliver renewal policies not less

 1. In case of default therein, Trustee or the holders of the note and the renewal policies not less of the note, and in the renewal policies not less of the note and the renewal policies not less of the note and the renewal policies not less of the note and the renewal policies not less of the note and the renewal policies not less of the note and the renewal policies not less of the note and the renewal policies not less of the note and the renewal policies not less of the note and the renewal policies not less of the note and prome and manage the renewal policies not less of the note of the note to protect the mortgage of premises and the note and the nonexy paid for any of the purposes herein authorized and the part of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which at an erein authorized may be taken, shall be so much additional indebtedness secured hereby, and shall become immediately due and payable with at notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a view of
- be considered sa a viver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

 5. The Tri see if the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any nill latement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or note validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

 6. Mortgagors shall sy e th item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the hold is of the principal note, and without notice to Mortgagors; all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in user incipal 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 case defaul. It occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- herein contained.

 7. When the indebtedness hereb secured shall become due, whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Turstee sale as the right to foreclose the line hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgag deb. In any, suit to foreclose the line hereof, there shall be allowed and included as additional in debtedness in the decree for sale all expendit.

 The process which may be paid or incurred by or on behalf of Trusteer or holders of the note for attorneys fees, Trusteer's fees, appraisers' fees, or lays or occumentary and expert evidence, stenographers' charges, publication costs and costs which may be estimated as to items to be expended in the entry of the decree of procuring all such abstracts of title, title searches and examination of the process whether or not actually commenced, the premisers of the security hereof, whether or not actually commenced.

 8. The proceeds of any foreclosure sale of the process of all costs and expenses incident to; the foreclosure practice of the premisers of the security hereof, whether or not actually commenced or interest thereon as herein provided; third, all principal sentiatives or assigns as their rights may appear.

 9. Upon or at any time after the filling of a corr

- Splitaintes of assigns as men rights may appear.

 9. Upon or at any time after the filling of a corr
 receiver of said premises. Such appointment may be m
 of Mortgagors at the time of application for such rece.
 occupied as a homisetad or, not and the Trustee hereu
 issue
 such are a subtrained by the s

- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to an of tense which would not be good and available to the party interposing same in an action at law upon the 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 it reto stall be permitted for that purpose.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access it reto stall be permitted for that purpose.

 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligate the coordinate that the title of the services of the title for a place of the exercise any power herein given unless expressly obligated by the terms hereof, nor be it liable for any access on the expression of trustee, and he may access the state of the agents or employees of Trustee, and he may access the state of the search of the agents or employees of Trustee, and he may access the state of the search of the agents or employees of Trustee, and he may access the state of the search of

Trustee may resign by instrument in writing filed in the office of the Recorder on Registral of Titles in which this instrument shall have been recorded or filed. In case of the death, resignation, inability or refusal a cat of Trustee. Gerald R. Mohrhacher 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 or I all provisions kereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through stageors, and the word "Mortgagors" when used herein shall include all such persons and all persons it any time liable for the payment of indebtedness or any part thereof, when er or not such persons shall have executed the principal note, or this Trust Deed.

IMPORTANT

FOR THE PROJECTION OF BOTH THE BORROWER AND
LENDER, THE NOTE SPEURED BY THIS TRUST DEED
SHOULD BE IDENTIFIED BY 111F TRUSTFF, BEFORE THE
LERUST DEED IS FILED FOR RECORD.

Trustee

END OF RECORDED DOCUMENT