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TRUST DEED—Short Form  
(Ins. and Receiver)

FORM No 831  
JANUARY 1968

GEORGE E. COLE  
LEGAL FORMS

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THIS INDENTURE made this 19th day of September 1974  
between ROBERT LOUIS NANBERG AND MARY KIMBEL NANBERG, his wife  
of the Village of Glenview 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 ROBERT LOUIS NANBERG AND MARY KIMBEL NANBERG,  
his wife are justly indebted upon one installment  
principal note in  
the sum of Forty-Nine Thousand and 00/100 (\$49,000.00) ----- Dollars ~~xxx~~

Payable as follows: Four Hundred Nineteen and 63/100 (\$419.63) Dollars on the 1st  
of December, A. D., 1974 and Four Hundred Nineteen and 63/100 (\$419.63) Dollars on the  
1st 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 1st day of November,  
A. D., 1999, which said monthly payments include

with interest at the rate of 9 1/4 percent per annum payable monthly, said Note

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~~xxxxxxx~~ 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 ~~xxxxxxx~~ 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 ~~xxxxxxx~~ evi-  
denced, and the performance of the covenants and agreements herein contained on the Mortgagee's part to be per-  
formed, 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

County of Cook and State of Illinois to wit--Lot 29, in  
Glenbrook Estates being a Subdivision of that part of the Northeast 1/4 of the South-  
east 1/4 (except the West 75.0 feet of the North 580.80 feet thereof) of Section 29,  
Township 42 North, Range 12 East lying South and West of the land acquired for the  
realignment of Lake Avenue and Pfingsten Road by Condemnation case no. 62-6274, Tract  
20, filed April 26, 1962 in Cook County, Illinois according to the plat thereof re-  
corded April 19, 1971 as Document No. 21451477.\*\*-----

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

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Together with all the tenements, hereditaments and appurtenances thereto belonging and the rent, issue and profits thereof and all gas and electric fixtures, engine, 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, building on said land and all the estate, right, title and interest of the Mortgagor of in and to said land hereby expressly release and waiving all right, under and by virtue of the Homestead Exemption Law of the State of Illinois TO HAVE AND TO HOLD the same unto the said trustee and the trustee's successor in trust FOREVER for the use and purposes and upon the trusts hereinafter set forth.

And the Mortgagor does covenant and agree as follows: To pay, and make good, and the interest thereon as herein and in said notes provided, to pay all taxes and assessments levied on said premises at 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 claims 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 created or intended to be had by the lender should be 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 successor in trust of the legal holder of said note or notes in the full amount of 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 to be made with the usual mortgage clause attached or other sufficient endorsement to be deposited with the trustee as additional security hereunder and upon failure to so insure and if policy or policies are issued and the trustee's successor in trust of the legal holder of the note or notes hereby authorized is present in the same and all moneys which may be advanced by said trustee or the trustee's successor in trust or by the legal holder of said note or notes or any of them for the above and purposes or any of them or to remove, maintain, repair, upon said premises or in any manner to protect the title or take hereon any level or expanded in or about in or out of proceedings in relation thereto including attorney's fees at half's expense of the mortgagor at seven per cent per annum to become a lien in addition to the indebtedness secured hereby, but without hereinafter set forth shall render it absolute upon and trustee of the trustee's successor in trust of the legal holder of said note or notes to cause any and all proceedings to be had.

In the event of a breach of any of the covenants and agreements herein or in case of default in payment of any note or notes secured hereby or in case of default in the payment of any of the installment of interest thereon and in default shall continue for thirty (30) days after which if the same become 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 being made at any time after the expiration of said thirty (30) day, without notice, and thereupon the legal holder of said note or notes or any part thereof or trustee of the trustee's successor in trust shall have the right immediately to file a bill in chancery 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 liens and rights or interests with power to collect the rents, issues and profits thereof during the pendency of such foreclosure 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 attorney's fees, outlays for documentary evidence, stenographers, charges, costs of procuring a complete abstract of title, showing the whole title to said premises, including such foreclosure decree, shall be paid by the said Mortgagor and such fees, expenses and disbursements shall be in such additional indebtedness secured hereby and shall be included in any decree entered in such proceedings for 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, attorney's, stenographers and trustee's 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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XXXXX or other inability to act of said trustee when my  
CHICAGO TITLE AND TRUST COMPANY  
CHICAGO, ILLINOIS

hereby appointed and made successor in trust herein with full power and authority as a trustee of said trust.

Legal holder referred to herein shall include the legal holder or holder, owner or owners of said note or notes or indebtedness or any part thereof or of said certificate of sale and all the covenants and agreements of the Mortgage herein shall extend to and be binding upon Mortgagee's heirs, executors, administrators or other legal representatives and assigns.

Parties of the first part, jointly and severally further covenant 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. 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

*Robert L. J. Kelly*

(SEAL)

*Betty J. ...*

(SEAL)

(SEAL)

(SEAL)

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The note or notes mentioned in the within trust deed have been

identified herewith under Identification No. 3835  
FIRST NATIONAL BANK OF SKOKIE

BY: *Joseph ...*  
Trustee

~~Assistant Secretary~~  
*Vivian ...*

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that ROBERT LOUIS NANBERG AND MARY KIMBEL NANBERG, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead



Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ 1974  
\_\_\_\_\_  
Notary Public

COOK COUNTY  
SEP 23 1974 12 45 P

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<b>Trust Deed</b> Insurance and Receiver	ROBERT LOUIS NANBERG AND MARY KIMBEL NANBERG, his wife
TO	
FIRST NATIONAL BANK OF SKOKIE	
SKOKIE, ILLINOIS	
ADDRESS OF PROPERTY	
1601 Marie Lane	
Glenview, Illinois	
MAILED TO	
FIRST NATIONAL BANK OF SKOKIE	
8001 Lincoln Avenue	
Skokie, Illinois 60076	
Box 533	

GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT