

CHARGE TO CERT

TRUST DEED

COOK COUNTY, ILLINOIS

22 880 435

LOAN NUMBER #27863FAL

FILED FOR RECORD OCT 17 1974 3 01 PM

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Use with notes provided for precomputed interest THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made OCTOBER 9th 1974, between RICHARD E. FALK and SUSAN FALK, also known as SUSAN G. FALK, his wife, of the City of GLENVIEW, County of COOK, and State of ILLINOIS

herein referred to as "Mortgagor," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as "Trustee," witnesseth

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as holders of the Note, in the sum of \$ 7,745.40 together with delinquency charges as therein provided, evidenced by a certain Note, of or guaranteed by one or more of the Mortgagor, of even date herewith, made payable to THE ORDER OF Mercantile All-In-One Loans, Inc. a Delaware corporation doing business in Chicago, Illinois, hereafter sometimes referred to as "Payee" and delivered, in and by which said Note the Mortgagor promises the payee to pay or guarantee payment of the said sum in installments as follows, one installment payment of \$ 129.09 on the 16th day of NOVEMBER 1974, and installment payments of the same amount on the 16th day of each month hereafter until the entire sum is paid, except that the final installment payment of \$ 129.09, if not sooner paid, shall be due on the 16th day of OCTOBER 1979. All installment payments are payable at such offices as the holders of said Note may from time to time, in writing appoint and in absence of such appointment, then at the office of the payee in said City.

NOW, THEREFORE, the Mortgagor, to secure the payment of the said sum and all other amounts due under said Note or judgment obtained thereon in accordance with the terms, provisions, and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, and other valuable consideration, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of the Mortgagor's estate, right, title and interest therein, situate, being and being in the COUNTY OF COOK AND STATE OF ILLINOIS to-wit:

Lot 5, in Block 16, in Glenview Park Manor, a Subdivision in the Southeast 1/4 of Section 12, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat hereof recorded July 25, 1944, as Document Number #13326154, in Cook County, Illinois

Commonly known as: 128 Lincoln, Glenview, 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 thereon for so long and during all such times as mortgagor may be entitled thereto (which are pledged primarily and on a first lien with said real estate and real secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), ventilation, including (without restricting the foregoing), screens and window shades, storm doors and windows, floor coverings, radiator 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 Mortgagor or the successors or assigns of the Mortgagor 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 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 rights and benefits the Mortgagor does 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 Mortgagor, the heirs, successors and assigns of the Mortgagor.

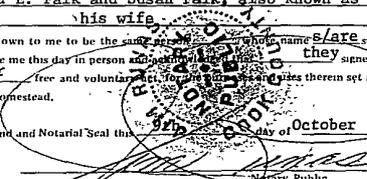
WITNESS the hand and seal of Mortgagor the day and year first above written.

Richard E. Falk (SEAL) Susan Falk a/k/a (SEAL) Susan G. Falk (SEAL)

STATE OF ILLINOIS } SS a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT County of COOK } Richard E. Falk and Susan Falk, also known as Susan G. Falk

who are personally known to me to be the same persons whose name s/are subscribed to the foregoing instrument, appeared before me this day in person and they signed, sealed and delivered the said instrument as their free and voluntary act and deed, in compliance with the provisions therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 9th day of October A.D. 1974



THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED)

1. Mortgagor shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may be torn, damaged or be destroyed, (2) keep said premises in good condition and repair, without waste, and free from building violations, 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. Mortgagor shall pay before any penalties attaches all general taxes, and shall pay special taxes, special assessments, water charges, water service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagor shall pay in full under protest, in the manner provided by the statute any tax or assessment which the Mortgagor may wish to contest.

3. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorms under policies providing for payment by the insurance companies of money sufficient either to pay the cost of repairs, or to rebuild 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 the case of loss or damage, to Trustee for the benefit of the holders of the note or to the holder 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 or 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 thereon, Trustee or the holders of the note may, but need not, make any payments or perform any act hereunder, or return of Mortgagor, in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior incumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or claim thereof, or redeem from any tax sale or foreclosure affecting said premises or contrary any law or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's 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 so much additional indebtedness secured hereby and shall become immediately due and payable without 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 waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagor.

5. The Trustee or the holders of the note hereby secured making any payment herein authorized relating to taxes or assessments may do so according to any bill, statement or estimate procured from the appropriate public officer 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. 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 attorney's fees, Trustee's fees, Appraisers' fees, builder or contractor's fees, realtor's fees, stenographer's fees, publication costs and costs which may be incurred as to items to be expended after entry of the decree of foreclosure, all such abstracts of title, title searches and examinations, guarantee policies, Transfer certificates, and similar data and expenses with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to perfect such suit or to evidence title to any such premises to such persons as the holder 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 by this and immediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, or as a result of a trust deed or any indebtedness hereby secured, (b) preparations for the commencement of any suit for the foreclosure hereof or after approval of such suit to foreclose hereon or at law commenced, (c) proceedings for the defense of any foreclosure suit so commenced or proceeding which might affect the proceeds of the security hereof or whether or not actually commenced.

7. 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 such premises, and such appointment shall be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver, and without regard to the value of the premises or whether the same shall then be occupied as a home or not, and the receiver hereunder may be appointed as such receiver, which receiver shall have the power to collect the rents and profits on the 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 is redemption of such premises or not, during any further time when Mortgagor, except for intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other moneys which may be recoverable or are liable in such cases for the premises, or for 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 proceeds in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or any decree foreclosing this trust deed, or any law, (2) the reasonable and proper expenses which may be incurred in connection with the foreclosure of such trust deed, provided such application is made prior to foreclosure sale, (2) the deficiency in case of a sale and deficiency.

8. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and a discharge to the party interposing, were it an action at law upon the note hereby secured.

9. Trustee or 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.

10. Trustee has no duty to examine the title, location, existence or condition of the premises, nor shall Trustee be obligated to record this trust deed or to exercise any power hereunder in any event unless expressly obligated by the terms hereof, not be liable for any acts or omissions hereunder except in case of its own gross negligence or neglect of its agents or employees or Trustee and its agents or employees or employees of Trustee.

11. If the Trustee is an individual trustee rather than a corporate trustee, then in case of the resignation, refusal, inability to act or death of the trustee, and the corporate trustee herein is unable or refuses to act, or if the trustee or individual trustee, following the resignation, refusal, inability to act or death of the individual trustee, remains or is unable or refuses to act, the person who shall then be acting in the order of Deeds of said County is hereby appointed to be Trustee. And when all the aforesaid events and agreements herein performed the grants or the successor in trust, shall have the same powers, rights and obligations as are herein granted to and assumed by the Trustee, and the Trustee shall have the identical title, powers and authorities as are herein granted to and assumed by the Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

12. This Trust Deed, and all provisions hereof, shall extend and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all persons liable for the payment or the guarantee of payment of the indebtedness of any part thereof, whether or not such persons shall have executed the note for this Trust Deed, and whenever necessary in this Trust Deed and where the context admits, the singular term and the related pronoun shall include the plural, and vice versa.

13. Mortgagor shall not construct or repair, or authorize construction or repair of the premises without the prior written consent of the Trustee, by secured.

14. The right to hereby reserved by the Trustee to make partial release or release of the mortgaged premises hereunder without notice to or the consent approval or agreement of other parties in interest, including junior lienors, which partial release or releases shall not impair in any manner the validity or priority of this Trust Deed on the mortgaged premises remains in full force and effect and shall not be affected by the release of the indebtedness hereby secured.

15. This Trust Deed shall secure any and all renewals or extensions of the whole or any part of the indebtedness hereby secured however evidenced, with interest at such law rate as may be allowed upon any such renewals or extensions or any change in the rate or rate of interest shall not impair in any manner the validity or priority of this Trust Deed, nor release Mortgagor from personal liability for the indebtedness hereby secured.

16. Any provision of this document prohibited by law shall be ineffective to the extent of such prohibition without invalidating the remaining provisions hereof.

17. In the event this Trust Deed creates a junior lien, Mortgagor hereby grants, assigns and conveys to the holder of the note secured by this Trust Deed the right to contest the validity and legality of senior liens of record.

18. Trustee shall release this Trust Deed and then the note if proper notice upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, and Trustee may execute and deliver a release therefor to and at the request of any person who shall either before or after maturity thereof produce and exhibit to Trustee the note, representation that all 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 genuine note herein described any note which bears a certificate of identification purporting to be executed by the 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 herein designated as the maker thereof, and where the release is requested of the original trustee and it has never executed a certificate of identification identifying the same as the note described herein, it may accept as the genuine 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 person herein designated as the maker thereof.

19. Mortgagor shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagor, 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 non-payment of any installment of principal or interest on the note, (b) immediately upon conveyance by the Mortgagor of title or execution by the Mortgagor of agreement to convey title to all or any portion of the premises, or (c) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagor herein contained.

20. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: (a) on account of all costs and expenses incident to the foreclosure, including all such items as 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, to discharge charges owed under the note, fourth, all principal and interest remaining unpaid on the note, fifth, any moneys due to Mortgagor, or, there here, legal representatives or assigns, as their rights may appear.

21. All obligations of the Mortgagor herein are joint and several.

THIS INSTRUMENT WAS PREPARED BY: *Marked Peterson*
ADDRESS: 2737 W. Peterson Ave. Chicago, Ill.

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED
BY THE CHICAGO TITLE AND TRUST COMPANY, TRUSTEE,
BEFORE THE TRUST DEED IS FILED FOR RECORD.
The installment Note mentioned in the within Trust Deed has been identified hereunder under identification No. CHICAGO TITLE AND TRUST COMPANY, as Trustee.
By *[Signature]*
Assistant Secretary
Assistant Vice President
Trust Office

DELIVER INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 508
NAME: MERCANTILE "ALL-IN-ONE" LOANS, INC.
STREET: 2737 W. PETERSON AVE.
CITY: CHICAGO, 60659

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

22 880 435

OFFICE OF RECORDED DOCUMENT