

557681  
TRUST DEED  
CHARGE TO CERT

22 000 672

LOAN NUMBER 44023

Use with notes providing for precomputed interest.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made July 31 1972, between

Joan M. Anderson, A/K/A Jeanette M. Anderson, divorced and not since remarried

herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation 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 Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the sum of \$ 7745.40, together with delinquency charges as therein provided; evidenced by a certain Note, of or guaranteed by one or more of the Mortgagors, 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 Mortgagors promise to pay the said sum in installments as follows: one installment payment of \$ 129.09 on the 7th day of September, 1972, and installment payments of the same amount on the 7th day of each month thereafter until the entire sum is paid, except that the final installment payment of \$ 129.09, if not sooner paid, shall be due on the 7th day of August, 1974. 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 Mortgagors, to secure the payment of the said sum of money and said interest 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 covenant and agreements herein contained, by the Mortgagors 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, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

Lot 121 in Branigan's Pleasant Hills, a Subdivision of part of Section 32, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, accretions, encumbrances, 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, refrigeration (whether single phase or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, ladder racks, drains, pipes 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 conditions and terms 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 and seal of Mortgagors the day and year first above written.

Joan M. Anderson (SEAL) Jeanette M. Anderson (SEAL)  
Joan M. Anderson A/K/A Jeanette M. Anderson

STATE OF ILLINOIS,

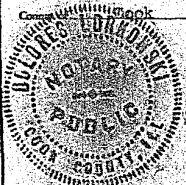
I, the undersigned

as a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Joan M. Anderson, A/K/A Jeanette M. Anderson, divorced and not since remarried

who is personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said Instrument as her 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 31st day of July, A.D. 1972



Notary Public

22 000 672

UNOFFICIAL COPY

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 situated on said premises... (2) keep said premises in good condition and repair... (3) pay when due any indebtedness... (4) comply with all requirements of law or municipal ordinances... (5) make no material alterations... (6) make no material alterations...
2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges...
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...
4. In case of default hereinafter, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinafter required of Mortgagors...
5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments...
6. Mortgagors shall pay each term of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof...
7. When the indebtedness hereby secured shall become due...
8. The proceeds of any sale of the premises shall be distributed and applied in the following order of priority...
9. Upon or at any time after the filing of a bill to foreclose this trust deed...
10. No action for the enforcement of the lien or of any portion hereof shall be subject to any defense which would not be good and available...
11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times...
12. Trustee has no duty to examine the title, location, existence, or condition of the premises...
13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence...
14. If the trustee is an individual trustee rather than a corporate trustee...
15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors...
16. Mortgagors shall not construct or repair, or authorize construction or repair of the premises without the prior written consent of the Trustee...
17. All obligations of the mortgagors herein are joint and several...
18. The right is hereby reserved by the trustee to make partial release or releases of the mortgaged premises hereunder...
19. This Trust Deed shall secure any and all renewals, or extensions of the whole or any part of the indebtedness hereby secured...

COOK COUNTY, ILLINOIS FILED FOR RECORD

AUG 3 1921 10 51 AM

Recorder of Deeds

22000672

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 herewith under Identification No. CHICAGO TITLE AND TRUST COMPANY, as Trustee. by Rosemary Ferguson Assistant Secretary

D E L I V E R Y INSTRUCTIONS OR 508 RECORDED'S OFFICE BOX NUMBER Mercantile All In One Loans, Inc. 814 S. Elmhurst Road Des Plaines, Illinois

FOR RECORDS INDEX PURPOSES STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 403 Spring South Road Schaumburg, Illinois