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TRUST DEED

22 132 319

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made

November 13

, 19 72 , between

JOHN R. ANDERSEN and JOAN M. ANDERSEN, his wife, d to as "Mortgagors," and , herein referred to as

THE NORTHERN TRUST COMPANY,

an Illinois banking corporation located in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

said principal $_{1}$ m $_{2}$ d interest from date hereof on the balance of principal remaining from time to time unpaid at the rate of 6.75% per annum in instalments as follows: THREE HUNDRED ELEVEN AND NO/100ths (\$311.00)-----Dollars on the

day of January , 19 73 and THREE HUNDRED ELEVEN AND NO/100ths (\$311.(0)) Dollars on the lst

Dollars on the lst day of each month thereafter until said Note is fully paid, except that the final payment of principal and inter st, if not sooner paid, shall be due on the lst day of December 19 97.

All such payments on account of the indebtedness evidenced by said Note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear inter st it the rate of eight per cent per annum, and all of said principal and interest being made payable at such back is, house or trust company in the City of Chicago, Illinois, as the Holders of the Note may from time to time in writing appoint, and in absence of such appointment then at the office of The Northern Trust Company in aid City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of the Trust Deed, and the performance of the covenants and agreement herein contained, by the Mortgagors to be performed, and also a consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents C NVI Y and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, viril the and interest therein, situate, lying and being in the COUNTY Cook AND STATE C ? II LP OIS, to wit:

Lot 13 in Royal Oaks Subdivision, Uni; No. 1, a Subdivision of part of the West half of the South half of the South half of the South West quarter of Section 9, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Ill nois,

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

TOGETHER with all buildings, improvements, tenements, easements, fixtures and for in mances 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 so condarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply hear, go and conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventila' on, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether plys cally 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 uses and trusts herein set forth, free from all rights and benefits under and by vir, to the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

It Is Further Understood and Agreed That:

1. Mortgagors shall (1) promptly repair, resigned executions of the prompt of the prom

or as authorized by the Holders of the Note.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sever service charges, and other charges against the premisers when due, and shall, upon written request, furnish to Trustee or to Holders of the Note duplicate receipts against the Mortgagors shall pay in full under protest, in the maner provided by statute, any tax or assessment which Morts.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning, windstorm and such other hazards or contingencies as the Holders of the Note may require under policies provided for reserves the teacher the teacher that the charge of the Note may require under policies provided for reserves the teacher the teacher that the charge of the Note may require under policies provided for reserves the teacher the teacher that the charge of the Note may require under policies provided for reserves the teacher that the charge of the Note may require under policies provided for reserves the teacher.

FORM 2036 N 6/67

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	4. In case Mortgagors shall fail to perform any covenants herein contain		
1	interest on prior encumbrances, it any, and purchase, discharge, compromise a tax sale or forfeiture affecting said premises or contest any tax or assessment. incurred in connection therewith, including attorneys fees, and any other gaged premises and the lien hereof, plus reasonable compensation to Tru	ned. Trustee or the Holders of the Note may, but need not make any payment or per- emeted expedient, and may, but need not, may full or purely many of the principal or or settle any tax lien or other prior lien or title or claim thereor the separate of the purposes herein authorized and all expenses paid or All moneys paid for any of the purposes herein authorized and all expenses paid or moneys advanced by Trustee or the Holders of the Note to protect the mort- ismediately due and payable without motice and with interest the may be taken, a shall never be considered as a waiver of any right accruing to them on account	
	of any tax, assessment, sale, forfeiture, tax lies or title or claim thereof	ment hereby authorized relating to taxes or assessments, may do so according to any out inquiry into the accuracy of such bill, statement or estimate or into the validity	
- 1	option of the Holders of the Note, and without notice to Mortgagors, all in the Note or in this Trust Deed to the contrary, become due and navable in	unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything	
	right to foreclose the lien hereof. In any suit to foreclose the lien hereof rashe all expenditures and expenses which may be paid or incurred by o appraiser's fees, outlays for documentary and expert evidence, atenograp to be expended after entry of the decreeo of procuring all such abstracts to be expended after entry of the decreeo of procuring all such abstracts or to evidence to hidders at any sale which may be had patient or to consider the processing the proceeding, the proceeding with interest thereon at the rate of eight per cent per annum, when proceeding, including probate and bankruptcy proceedings, to which either of this Trust Deed or any indebtedness hereby accuract; or to preparations of the security hereof. Whether or not actually commenced. (c) preparations of or the security hereof.	of, there shall be allowed and included as additional indebtedness in the decree or on behalf of Trustee or Holders of the Note for attorneys' fees, Trustee's fees, ohers' charges, publication costs and costs (which may be estimated as to items of the Note may deem to keep resonably necessary either to prosecute such suit and the Note may deem to be reasonably necessary either to prosecute such suit is so may be additional indebtedness secured hereby and immediately and property paid or incurred by Trustee or Holders of the Note in connection with (a) any for them shall be a party, either as planniff, claimant or defendant, by reason for the delense of any threatened suit for proceeding which might affect the premises	
E ti ti r	8. The proceeds of any foreclosure sale of the premises shall be distributed by the process of the foreclosure proceedings, including all such it which under the terms hereof constitute secured indebtedness additional to proceed the process of the foreclosure, and the process to court, any overplus to itself, and the process of the pr	inue for three days in the performance of any other agreement any maintenance of the control of the Mortgager of the Note of the Control of the Mortgager of the Note of the Control of the Mortgager of the Note of the Control of the	
· "	11. Trustee or the H. de Note shall have the right to inspect	preciousing this I rust Deed, or any tax, special assessment or other lien which may application its made prior to foreclosure sale; 12 the deficiency in case of a reof shall be subject to any defense which would not be good and available to deferme the premises at all reasonable times and access thereto shall be permitted for	
0	12. Trustee has no duty to xal. it; the title, location, existence, or co or to exercise any power herein iven u ose expressly obligated by the to its own gross negligence or miscodu. or had of the agents or employ	ondition of the premises, nor shall Trustee be obligated to record this Trust Deed terms hereof, nor be liable for any acts or omissions hereunder, except in case ereos of Trustee, and it may require indemnities satisfactory to it before exercising	
by or The wi th it	by Trustee shall release this Trust De' ar' it he lien thereof by proper to the proper of the proper	instrument upon presentation of satisfactory evidence that all indebtedness secured to a release inverse to and at the request of any person who shall, either before the release inverse the result of the result of the release to	
tic ar an	tion, shall be Successor in Trust and in ease of life resignation, in "'y or are situated shall be Successor in Trust. Any Successor in Trust here uder and any Trustee or successor shall be entitled to reasonable, or pensati n for any Trustee or successor shall be entitled to reasonable, or pensati n for any trust beed and all provisions hereof, shall include all uch persons the used therein shall include all uch persons the used therein shall include all uch persons the use of "Morfagors" when used therein shall include all uch persons the use of the persons the person	designated as makers thereof, the Recorder or Registrary of Tiles in which this instrument shall have been trustee, Chicago Tilde and Trust Company, Chicago Illinois, an Illinois corporative of the Company Chicago. Illinois an Illinois corporative the Company Chicago Illinois, an Illinois corporative the Company Chicago Illinois, and Illinois corporation and the Company Chicago Illinois, as are herein given Trustee, or all acts performed hereunder. But the Company Chicago Illinois and Illinois Chicago Illinois	
ma be	16. Without the prior written consent of the Holders of the Note, the Monay cleet to accelerate as provided in the Note for breach of this coven at, a ce construed as a waiver of or acquiescence in any such conveyance or new or o	assors shall not convey or encumber title to the Premises. The Holders of the Note d no delay in such election after actual or constructive notice of such breach shall	
	COOX COUNTY, ILLINOIS	To Ledny K. Ohen	
	FILED FOR RECORD	RECORDER/OF DEEDS	
	Noy 27 '72 2 22 PV.	22132319	
	John K. Undersen [SEAL]	Joan M. Andersen [seal]	
	JOHN R. ANDERSEN [SEAL] TATE OF THE SEAL AND C	Joan M. Anderson [seal] D. MCF ADDEN	
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