UNOFFICIAL COPY



TRUST DEED 9 50 AH '76

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THE INTERNAL		CTTC 7	THE ABOVE SPACE FOR RECORDER'S USE ONLY	\$100,80 <u>.48</u> 800,800 - 900
	TURE, made LES E. ANDER	SON and RITA A	19 76. betweenANDERSON, his wife, of the Village of Oak	Park,
		tate of Illinois	herein referred to as "Mortgagors," and	
THAT, WHEN said legal holdTHIRT	REAS the Mortgago der o 1 orders being Y THO USAND	ness in Chicago, Illinois are justly indebted herein referred to as 1 AND NO/100	FITLE AND TRUST COMPANY s, herein referred to as TRUSTEE, witnesseth: to the legal holder or holders of the Instalment Note hereinafte lolders of the Note, in the principal sum of (\$30,000,00) gagors of even date herewith, made payable to THE ORDER O	Dollars,
and delivere	d, in and by	which said Note t	the Mortgagors promise to pay the said principal sum a	and interest
from	July 1,	197t	on the balance of principal remaining from time to time unpaid	I at the rate) as follows:
One Hund ofAugus theFirst payment of pr All such paym balance and the rate of se company in appoint, and in in said City.	tred Ninety Fi the day of each rincipal and interest, nents on account of the remainder to pri tiven per cent per an Oak Park, n absence of such ap	ve & no/100— 9 .7b, ind .On. and ev c mon, if not soor er paid, sl f the indebted less er ncipal; provided that in the num, and all of s. id ppointment, then at th	-(\$195.00) Dollars on the	day on on the final 19 99. did principal r interest at use or trust c, in writing
and limitations of consideration of Trustee, its succe	EFORE, the money and the this trust deed, and the the sum of One Dollar assigns, the following and assigns, the following the fo	i to secure on a pro- the performance of the cov- in hand paid, the receipt w llowing described Real Esta	the said just as time of money and said interest in accordance with the term crants and after evens herein constained, by the Mortgagots to be performed whereof is here!	f, and also in NT unto the ing in the FILLINOIS,
Dot 13 and	i the South 8-	-1/3 feet of Lot	12, in Block 7 in Fearney's Oak Park Sub	division
of Blocks	5 to 8 in Ship	pen's Addition	to Oak Park, in Section 18, Township 39	North,
			사람들은 사람들이 가장 사람들은 학생들은 사람들이 들어 들는 사람들이 되었다. 그 사람들이 없는 사람들이 없는 것이다.	tite of the same of the
Range 13,	East of the T	hird Principal I	Meridian, according to the plat recorded	
			Meridian, according to the plat recorded , page 29, as Document #11 x 357, in Coc	ok/
October 16	0, 1889, in B	ook 37 of Plats	, page 29, as Document #11 € 357, in Coc	10
October 16 County, II which, with the pr TOGETHER v long and during, a and all apparatus (whether single v windows. floor ce attached thereto or avigna shall be TO HAYE AN forth, free from	0, 1889, in B llinois——— swith all improvements. It such times as Morgas to the control of the	ribed, is referred to herein tenements, easements first goes may be entitled therein rolled), and ventilation, in wings, stores and water hat all similar apparatus, en ing part of the real estate, we unto the said Trustee, is under and by vettee of the	, page 29, as Document #11 №357, in Coc	accordarily) frigeration of ors and of hisally is accords
October 1(County, II which, with the pr TOGETHER olong and during a and all apparatus (whether single u windows floor ca attached thereto or assigns shall be TO HAVE AN Morthageors do her This trust trust deed) are	O, 1889, in B llinois——— llinois——— ll such times as Morga, cquipment or articles units or centrally controverings, induor beds, as or not, and it is agreed it considered as constituted in the considered as constituted in rights and benefits utely expressly telease and deed consists of two incorporated here.	ribed, is referred to herein a tenements, easements, fistingors may be entitled therein now or hereafter theteen rolled), and wentlaston, in wings, stores and water har all similar apparatus, en grart of the real ewater, was unto the said truster, it under and by vertice of the dwater. To pages. The covenant cin by reference and	as the "premises," uret, and appurtenances thereto belonging, and all rents, issues an presist to fewhich are pledged primarily and on a parity with said real estate; if a continuous most or supply heat, gas, as conditioning, water, flight, posters, tokading (without restricting the foregoing), screens, window, shades, steam eaters. All of the foregoing are declared to be a part of said real estate when eaters. All of the foregoing are declared to be a part of said real estate when surjections and assigns, foreset, for the purposes, and upon the uses and trips his measured Exemption Laws of the State of Illinois, which said rights and its, conditions and provisions appearing on page 2 (the reverse s are a part hereof and shall be binding on the mortgagors, to	100 wecondarily) frigeration of six and the si
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October 10 County, II which, with the p TOGETHER. TOGETHER. Ing and during, a and all apparatus (whether single v windows. floor ce attached thereto or assigns shall be TO HAVE AN forth, free from Antragarwa do hei This trust trust deed) are successors and a (ITALSS)	o, 1889, in B Illinois— Illinoi	ribed, is referred to herein tenoments, ease ments, first gown or hereafter therein rolled), and ventulation, in writing, stores and water he had all similar apparatus, easing part of the real estate, we unto the said Irwater, is inder and by vertor of the dwater. The pages of the covenant cin by reference and I scale. So of Mortga 2015 On 15	, page 29, as Document #115:357, in Cocatally and all rents, issues an press to the control of the pleased primary and on a parity with said real estate; do to the the pleased primary and on a parity with said real estate; do to the theorem used to supply heat, gas, as conditioning, water, light, po cert winding (without restricting the foregoing), screens, window, shades, storm extern. All of the foregoing are declared to be a part of said real estate whether the control of the premises by the mortgagors or the a successors and assigns, forever, for the purposes, and upon the uses and trust humanized Exemption Laws of the State of Illinois, which said rights and it, conditions and provisions appearing on page 2 (the reverse sare a part hereof and shall be binding on the mortgagors, it igues the day and year first above written. [ALL] [ALL] [ALL]	-100 -100
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October 1 (County, I) which, with the processor and all apparatus Vinindows, floor catached thereto or assigns shall be TO HAVE AN forth, free from Mortgagows do het This trust trust deed) are successors and a VITALES CO	o, 1889, in B llinois——— tropetty hereinafter descrivith all improvements, in successful such times as Morga, cquipment or articles units or centrally controvering, induor bed, are not, and it is agreed it commidered as constituted in the such as constituted in the such as an and a such as a s	ribed, is referred to herein tenements, fast tenements, fast ments, first gors may be entitled there now or hereafter therein rolled), and ventulation, in wrings, stores and water herein gart of the real estate, replicitly and water and by vertice of the real estate, or pages. The covenant in by reference and a seal for the real store of the dwater. Or pages. The covenant in by reference and a seal for the seal for th	page 29, as Document #115:357, in Cocata the "premise," urest and appartenances thereto belonging, and all rents, issues an press to subdaming (with said real estate; don't thereon used to supply best, gas, as conditioning, water, light, porces, takdaming (without retricting the foreigning), screens, window, shades, storm exters. All of the foreigning are declared to be a part of said real estate wheth supposes to strikes hereafter placed in the premises by the most pages of the is successors and assigns, forever, for the purposes, and upon the uses and trist thumstead Exemption Laws of the State of Illinois, which said rights and its. conditions and provisions appearing on page 2 (the reverse s are a part hereof and shall be binding on the mortgagors, to goes the day and year first above written. [ALL] Anderson [ALL] Anderson [ALL] Anderson [ALL] With a Mile Page of the Same aloresaid. DO HEREBY CERT Anderson, and Rita Anderson, his wife. [ALL] Base of the said County, m the Same aloresaid. DO HEREBY CERT Anderson and Rita Anderson, his wife.	-100 second for so secondarily in frigeration of the secondarily in secondarily in the s

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	. 2
THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED	more rements now or hereafter on the premises which may become dimined
r be destroyed. (2) keep said premises in good condition and repair, without abordinated to she lien hereof. (3) pay when due any indebtedness which may poin request exhibit satisfactory evidence of the discharge of such prior lien it.	waste, and free from mechanic's or other hension claims for lien not expressly be secured by a lien or charge on the premises superfor to the lien hereof, and
uilding or buildings now or at any time in process of erection upon said pre-	intees: (5) comply with all requirements of law or municipal ordinabeles with
2. Mortgagurs shall pay before any penalty attaches all general taxes, and shall differ charges against the premise when due, and shall, upon written requestivened the process of the pay in full under protest, in the manual pay in the pay in t	iall pay special taxes, special assessments, water charges, sewer service charges, est, furnish to Trustee or to holders of the note duplicate receipts therefor. To
3. Morrgagors shall keep all buildings and improvements now or hereafter indistrum under-policies providing for payment by the insurance companies of pay in full the indebtedness secured hereby, all in companies satisfactory to make, to Trustee for the benefit of the holders of the mote, such rights to be	moneys sufficient either to pay the cost of replacing or repairing the same or or the holders of the note, under insurance policies payable, in case of loss or evidenced by the standard moternore classes to be considered by the standard moternore classes to be considered by
dicies not less than ten days prior to the respective dates of expiration.	tor the note, and in case of insurance about to expire, shall deliver renewal
ortgagors in any form and manner deemed expedient, and may, but need not,	t need nut, make any payment or perform any act hereinbefore required of make full or partial payments of principal or interest on prior encumbrances, they less not tall or the continuous translate or for foreigner.
fecting said premises or contest, any tax or assessment. All moneys paid for innection therewith, including attorneys, fees, and any other moneys advanced	by Trustee or the holders of the note to protect the mortgaged premises and
e hen hereof, plus reasonable compensation to Trustee for each matter of L'tional indebtedness secured hereby and shall become immediately due and paraments and matter of trustee or holders of the note shall never be considered.	payable without notice and with interest therein at the rate of seven per cent ored as a waiver of any tight accruing to them on account of any default
rein ler in the part of Mortgagots. The Trustee of the holders of the note hereby secured making any payn any oil, statement of estimate procured from the appropriate public office e.v. individe any tax, assessment, sale, fortesture, tax hen or title or claim there.	
W. M. Ch. Ring shall pay each item of indebtedness herein mentioned, both [principal and interest, when due according to the terms hereof. At the option 🐃 📘
the Udder of the note, and without notice to Mortgagers, all unpaid indebte in the Tas Deed to the contrary, become due and payable (a) immediately terest on the note, or (b) when default shall occur and continue for three	dness secured by this Trust Deed shall, notwithstanding anything in the note 🔆 📘
ntained. 7. When the one of educate hereby secured shall become due whether by accome	elecation or otherwise, holders of the note or Trustee shall have the right to
reglose the lien tiere f. In any suit to forcelose the lien hereof, there shall be penditures and "x pe use" which may be paid or incurred by or on behalf of I	e allowed and included as additional indebtedness in the decree for sale all Frustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's
is mulays for docum otary and expert evidence, stenographers' charges; pub- er, entry of the decice) of pocuring all such abstracts of title, title searches an d-assurances with respert to title as Trustee or holders of the note may deen	d examinations, title insurance policies, Torrens certificates, and similar data and to be reasonably necessary either to prosecute such suit or to evidence to
lders at any sale which cray be had pursuant to such decree the true condition	of the title to or the value of the premises. All expenditures and expenses of
nature in this paragraph. Contoined shall be done as into a durational mat- retion at the rate of seven per cent net amount, when paid or incurred by Tri- abate and hankrupicy proceedings to shich either of them shall be a party, debtedness hereby secured; in (b) pre-face with or the commentement of a	either as plaintiff, claimant or defendant, by reason of this trust deed or any ny suit for the foreelosure hereof after acceptal of such right to foreelose
ether or not actually commenced of c) reparations for the defense of any the offense of the configuration of the c	
I expenses incident to the foreclosure proce units, including all such items a ich under the terms hereof constitute secur d inde tedness additional to tha ncipal and, interest remaining, unpaid on the note; fourth, any overplus to	s are mentioned in the preceding paragraph hereof, second, all other items to evidenced by the note, with interest thereon as herein provided; third, all
1024	- 이 그리 그 이 그는 그는 그는 그는 그는 - 사는 그는 그는 그는 그는 그는 그를 그 다시를 하고 한 점점을 받는 것이다. 4 개 시 시 시 시 시 시 시 시 시 시 시 시 시 시 시 시 시 시
9. Upon, or at any time after the filing of a fall to fo eclose this trust deed, the appointment may be made either before or "try ale without notice," officiation for such receiver and without regard to the or are of the premise stee hereunder may be appointed as such receiver, and need to eer shall have deemy of such foreefourer suit and, in case of a sale and "firency, during the	without regard to the solvency or insolvency of Mortgagors at the time of es or whether the same shall be then occupied as a homestead or not and the
dency of such foreclosure unit and, in case of a sale and if ency, during the well as during any further times when Mortgagors, except for intervention all other powers which may be necessary or are usual in suc cases for the	he full statutory period of redemption, whether there be redemption or not, no f such receiver, would be entitled to collect such rents, issues and profits,
all other powers which may be necessary or are usual in such cases for the ing the whole of said period. The Court from time to time may author the COURT in all the properties of the said period to the s	protection, possession, control, management and operation of the premises receiver to apply the net income in his hands in payment in whole or in part
ing the whole of said period. The Court from time to time magainth of the (1) The indebtedness secured hereby, or by any decree foreclosing this structure to the lien hereof or of such decree, provided such application, smade or 10. No action for the enforcement of the lien or of any provision bereof sh	ior to forectoure sale: (2) the deficiency in case of a sale and deficiency. all be subject to any defense which would not be good and available to the
ty 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 prepose.	3、 1、 1、 4、 4、 5、 1、 1、 1、 1、 1、 1、 1、 1、 1、 1、 1、 1、 1、
12. Trustee his no duty to asymina the title highlian existence of conduct	or of the premises, or to inquire into the validity of the signatures or the said! Trustee he obligated to record this trust deed or to exercise any power.
in given unless expressly obligated by the terms hereot, nor be liable for an conduct or that of the agents or employees of Trustee, and it may require indeed 13. Trustee Wall release this trust fleed and the ben't hereof by himse instrum	minity, satisfactory to it before exercising any power herein given.
his trust deed has been fully naid; and Toutes may succeed and delines	ent upon 'es dation of existactory evidence that all indebtedness secured
maturity thereof, produce and exhibit to Trustee the note, representing	vall 7 users he obligated to record this trust deed or to exercise any power y _ * \$ _ nissions hereunder, ekcept in oase of its own gross-pedigener or minity_sati factory to it before exercising any power herein given ent upon ' ev_tation of wisifactory evidence that all indebtedness secured clease he eof . 0 and at the request of any person who shall, either before or that all in ebt dness hereby secured has been paid, which representation
rinarity increase, produce and extinuit to traver the date, representing there may accept as true without inquiry. Where a release is requested of a ribud ma note which bears to identification number output travers to be also	a successor tru te, such successor trustee may accept as the note herein
the may accept as true without inquiry. Where a release is requested of a ribed any more which bears an identification number purporting to be place description herein constanted of the note and which purports to be executed by quested of the original trustee and it has never placed its identification num note which may, be presented and which conforms in substance with the date	a successor truster such successor truster may accept as the note herein d thereon by give trusters hereunder to which conforms in substance with y the persons herein de grand as the makers thereof: and where the release her on the note deserged her in, it may accept as the note herein described.
stice may accept as true without inquiry. Where a release is requested of a ribed any more which bears an identification number purporting to be place description herein constanted of the note and which purports to be executed by quested of the original trustee and it has never placed it identification num nute which may, be presented and which conforms in substance with the daspers on herein designated as makers thereof. 4. Trustee may resign by instrument in writing filed in the office of the	a successor tru te, such successor trustee may accept as the note herein distinction to the successor trustee may accept as the note herein distinction the prior trustee hereinder or which conforms in substance with the persons herein de gnat da as the makers thereoff, and where the release ber on the note desert of her in, it may accept as the note herein described estiption herein contail do of tree ofte and which purports to be executed by the substance of the other and which purports to be executed by the substance of the other hands the purports to be executed by the substance of the other hands which purports to be executed by the substance of the other hands which the purports to be executed by the substance of the other hands are the other hands are the substance of the other hands are the substance of the other hands are the other hands are the substance of the other hands are
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stee may accept as true without inquiry. Where a release is requested of a ribed any more which bears an identification number purporting to be place description herein contamined of the note and which purports to be executed by quested of the original trustee and it has never placed it identification num nate which may, be presented and which conforms in substance with the daspersons herein designated as makers thereof. 4. Trustee may resign by instrument in writing filed in the office of the reded or filed. In case, of the resignation, inablety or refusal to act of Trust and the Surgeage in Trust head of Trust and the Surgeage in Trust head of the shall have	a successor tru te, isoch successor trustee may accept as the note herein dictions to the prior trustee hereinder or which conforms in substance with the persons herein de gant da as the imakers thereind; and where the release ber on the note desert ed her in, it may accept as the note herein described estiption herein contact ed of tre-ote and which purports to be executed by a Recorder by Registrar of Tiles in which this mistrument shall have been stee, the short Recorder of De Sa (the county in which the premises are by denited title cowers and one of the sare herein the of the large and any
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