FORM No. 206 May, 1969

unit prefinding 23 580 013

TRUST DEED (Illinois)
For use with Note Form 1448
(Monthly payments including interest)

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тп у 27th	The Above Space For Recorder's Use Only
THIS INDENTURE, made JULY 27th	1976 , between LEON A. SIEGAL, A WIDOWER, herein referred to as "Mortgagors," and
	LINCOLNWOOD-6401 N.LINCOLN AVE-LINCOLNWOOD, ILLINOIS, at, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, with, executed by Mortgagors, made payable to Bearer
on the balance of pricinal remaining from time to be payable DEMENDER TO as follows: OI on the day of , 19 on the day of earn and every month t sooner paid, shall be due on the day of the	NO/100 * * * * * * Dollars, and interest from DATE  e to time unpaid at the rate of 8½ per cent per annum, such principal sum and interest N DENAND = (\$25,000.00).  Dollars  and  Dollars  beliand thereafter until said note is fully paid, except that the final payment of principal and interest, if not of 19 all such payments on account of the indebtdeness evidenced unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each
8½ per cent per annum, and all an a paym ILLINOIS or at such other place as that the election of the legal holder thereof an with become at once due and payable, at the place of pa or interest in accordance with the terms then of o contained in this Trust Deed (in which event ecceptive thereto severally waiter presentant for its	he extent not paid when due, to bear interest after the date for payment thereof, at the rate of the total payable at THE FIRST NATIONAL BANK OF LINCOLNWOOD egal bolder of the note may, from time to time, in writing appoint, which note further provides that but notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall by ment afforcessid, in case default shall occur in the payment, when due, of any installment of principal r in case default shall occur and continue for three days in the performance of any other agreement on may be made at any time after the expiration of said three days, without notice), and that all any ent, notice of dishonor, protest and notice of protest.
NOW THEREFORE, to secure the paymen limitations of the above mentioned note and of Mortgagors to be performed, and also in consist Mortgagors by these presents CONVEY and Wand all of their estate, right, title and interest the in the city of CHICAGO	the fifth said principal sum of money and interest in accordance with the terms, provisions and the Triss Deed, and the performance of the covenants and agreements herein contained, by the deration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, ARRALT unto the Trustee, its or his successors and assigns, the following described Real Estate, terein, sit ate, 1000 and being in the COUNTY O COOK.  AND STATE OF ILLINOIS, to wit:
addition to Rogers Park be North East quarter of the	in Oliver salinger and Company's Jarvis avenue sing a subdivision of the South quarter of the South West (usrter of Section 25, Township 41 the Third Principal Meridian in cook county,
so long and during all such times as Mortgagors said real estate and not secondarily), and all fix gas, water, light, power, refrigeration and air costricting the foregoing), screens, window shades, a of the foregoing are declared and agreed to be a all buildings and additions and all similar or oth cessors or assigns shall be part of the mortgaged TO HAVE AND TO HOLD the premises u and trusts herein set forth, free from all rights as aid rights and benefits Mortgagors do hereby expenditure.	nay be entitled thereto (which rents, isos 5 % profits are pledged primarily and on a parity with tures, apparatus, equipment or articles now of ereafter thegein or thereon usef to supply heat, moditioning (whether single units or central, sor olled), and ventilation, including (without reasonings, storm doors and windows, floor coverings, mader beds, stoves and water heaters. All part of the mortgaged premises whether physically moded thereto or not, and it is agreed that terrapparatus, equipment or articles hereafter placed in the premises by Mortgagors or their suepremises. Into the said Trustee, its or his successors and assigns, for nor, for the purposes, and upon the uses and benefits under and by virtue of the Homestead Execution Laws of the State of Illinois, which spressly release and waive.
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)	LEON A. SIEGAL, A VIDOWER (Scal)
State of Illinois, County ofCOOK	ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEON A. SIEGAL, A WIDOWER.
Mindess Oses Here	personally known to me to be the same person. whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that hossigned, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given unster in hand and official seal, this Commission expires To Domnission Expires March 7, 1971	27th day of JULY W. W. Kiehr. Notary Public
8000	ADDRESS OF PROPERTY: 2823 WEST FARGO AVE. CHICAGO, ILL 60645
AUTHERS OFFIT HOTH	AVE SEND SUBSEQUENT TAX BILLS TO:
CITY AND LINCOLNWOOD ILLINOIS	ZIP CODE 60645 AS PREVIOUS (Name)

RECORDER'S OFFICE BOX NO.

OR

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or claage 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; (5) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as p sy onsly consented to in writing by the Trustee or holders of the note.
- . 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 against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the charges and or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute any tax or assessment which Mortgagors may desire to contest.
- 3. Mor agors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning a d w indstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repair a the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payande in ase of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to lead ached to each policy, and shall deliver all policies, including additional and 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 defalt herein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in a y form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if a and purchase, discharge, compromise or settle any tax lien or other prior lien or litle or claim thereof, or redeem from any tax sale or forteiture affecting said premises or context any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurr at a connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to protect her for a gade premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized by a taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with in rest 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 action, to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the holders of Le note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or exchange or occurred from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, as essment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of inth a common start, continued, both principal and interest, when the according to the terms hereof. At the election of the holders of the principal not, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in the start of principal or interest, or in case default shall occur in a continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become due v bether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the right of for close the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any su, to for close the lien hereof, there shall be allowed and included as additional included so that the contract of the note of the note for attorneys fees. Trustee's fees, appraiser's fees, outlays for documentar and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the cost of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurant as with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such sail or to evidence to 5 de 5 de 10 and a such decree the true condition of the title to or the value of the premises. In addition, all expenditives a despenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due 5 despenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due 5 despenses of the nature in this paragraph mentioned shall become and bankruptey proceedings, to which either of them shall be a party, et are supplied to probate and bankruptey proceedings, to which either of them shall be a party, et are supplied to probate and bankruptey proceedings, to which either of them shall be a party, et are supplied to the proceeding and the paragraph mentioned shall be a party, et are supplied to probate and bankruptey proceedings, to which either of them shall be a party, et are as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the ormence of
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and at died in ac following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are aemioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional or may evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid; fourth, a sy verbus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, the Court in vision complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, will an regard to the solveney or insolveney of Mortgagors at the time of application for such receiver and without regard to the then value of the primise or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver is a have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when Mortgagors, e.g. for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessar or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Cour from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness of a value hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other line which may be or become superior to the fire value of or such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any defense which would not be good and available to the party 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 premises at all reasonable times and access theret. sh. ll be per continued for that nurnose.
- 12. 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 herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require indemnities satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument 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 hereof to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing 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 a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as makers thereof.
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have

been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee, shall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the county in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

IMPORTANT

The Installment Note mentioned in the within Trust Deed has been

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE DEENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD,

identified herewith under Identification No.
THE FIRST NATIONAL

BANK OF LINCOLNWOOD W W. KIEHN

ATTN: W. W. KIEHN ASSISTANT, VICE PRESIDENT

LETTERS OF OFFICE—DECEDENT'S	ESTATE	CCP 1
IN THE CIRCUIT CO	OURT OF COOK CO	
Estat o	No.	72 P 590
Cecille Siegal	Docket	765
Decea	ased Page	468
UFTTERS OF O	FFICE—DECEDENT	T'S ESTATE
Leon Siegal		has been appointe
Administrator		of the estate o
Cecille_Sieg 1	•	•
deceased, who diedNovember	, 19 <u>71</u> , and is	s authorized to take possession o
and collect the estate of the decedent	and to do all acts re	equired of him by law.
	Witness,J	anuary 24 72 
LS	Matth	ew J. Danaher  Clerk of court
		Clerk of court
		-/_
	CERTIFICATE	(Q)
I certify that this is a copy of the let	ters of office now in fo Witness Man	
	Witness, Man	rch 16 19 72
CG	11/1/1/1/1/	Clerk of court
		175
		<b>'C</b>
		C
÷.		
MATTHEW J. DANAHER Clerk of the Circuit Court		ONY G. GIROLAMI c Clerk, Probate Division

	<b>え</b> . *			
DISTRICT NO. 16.10	STATE OF ILLINOIS	STATE FILE		
0161611	AL CERTIFICATE OF DEATH	630650		
DECEASED-NAME FIRST HIS	D. SEX . D.	ATE OF DEATH		
1. CECILLE	SIEGAL 2FEMALE 3.	NOVEMBER 2, 1971		
ACE WHITE, HEORD, AMERICAN INDIAN. AGE—LIST UNDE	DATE HOUSE MIN	d7 Coole		
CITY, TOPM, THP. OR ROAD DISTRICT HUMBER	CITY EMBERITAL DE CINER INSTITUTION-NAME (II	HUT IN EITHER, GIVE STREET AND WUMBERS		
	Yes 70. LOUIS A WEISS MEM	ORIAL HOSPITAL		
EXAMSAS CITY DID . U.S.A	WIDOWED_DIVORED (**ccir+)	F SURVIVING SPOUSE (		
SOCIAL SECURITY NUMBER USUAL OCCUPATION		EON SIEGAL R VETERAN WAR OF DATES OF SERVICE		
12. UNKNOWN 13JIOUSEWIFE		NO 13d.		
RESIDENCE STATE COUNTY	CITY, TOWN, TWP. OR BOAD DISTRICT NO. PINSIDE CIT			
FATHER-NAME FIRST HIDDLE	14c. CHICAGO 14dYES			
	COLDRERG	MALLIN		
INFORMANTISADIANTURE ING DEFTCER	IFFICUONSHIR MAILING ADDRESS 1514	TAND HO. OR R. F. C., CITY CO TOWN, STATE CO 40		
170. D Mancy Guitha	PROSPITAL 4646 MARINE D	OR IVE, CHICAGO, ILLINOIS		
PART L DEATH AS CARSED BY	[ETIER DHLT ONE CAUSE PER LINE FOR (a), (b), AND (c)]	TET-EER CASET AND DEATH		
RIFIE	G REORIC VESSER	W ~ 1.		
DUE TO DE AS A CONSCOUENCE OF				
WHICH GIVE BISE TO INTERPRETED (1)	FROM CARCINO MA O	F PARCETS 14 HONAS		
STATING THE UNDER.  LYING CAUSE LAST.  [C]				
PART II. STHER SIGNIFICANT CONDITIONS, CO-DITIONS		AUTOPSY TES		
ESRONCHOPNEYMONIA				
DATE OF OPERATION, IF ANY MAJOR FINDINGS OF	BOUE			
I ATTENDED THE (HONTH, DAY, TEAR)	(MONTH, DAT, YEAR) 1440 LAST SAW HIM! (M	DHTH, DAY, YEAR) HOUR OF DEATH		
DECEASED FROM, 8-4-70·10 21b. /	11-2-7/ 121c. 11-	2 - 7/ 21d. 10:20A M.		
I CERTIFY THAT TO THE BEST OF MY KNOW! ON THE DATE, AT THE TIME AND PLACE AN	LEDGE THIS DEATH OCCURRED NOTE, IF	N INJURY WAS INVOLVED IN THIS DEATH, E CORONER MUST BE NOTIFIED.		
SIGNATURY IN JALITSED		. DAY, YEAR ILLINOIS LICENSE NUMBER		
20. Delle-16-16-16-	QL MD 200. 11-2	-71 nc 27090		
MAILING ADDRESS-CERTIFIED STOOT AND NUMBER OF	19. 7. B. Corron Tone  Corron Tone  Correct	200 60645		
BURIAL CREMATION. CEMETERY OR CHEMATOR	RY-NAME LOCATION CUT ST TOWN	STATE DATE (MONTH, DAT, TEAR)		
	METERY 24c. NORWOOD PARK,	ILLINOIR NOV. 4, 1971		
	130 N. CALIFORNIA AVE. C	UTCACO TITINOTO COCTO		
FUNERAL DIRECTOR'S SIGNATURE		HICAGO ILLINOIS 60659		
250. D'allinguer of	1/h-lal 250	r 6700		
LOCAL REGISTRAR'S SUCNATURE		TE REC'D. BY LOCAL REGISTER TO STATE ON THE PARTY PART		
760	Concourse Level, Chicago 60602 266			
AT 325—118484 4 ILLINOIS DEPARTMENT OF	AND THE THE POST OF AUX LECOIDS	IBASED ON 1948 U.S STANDARD CERTIFICATEL		

NOV 3 1971 235800/3

STATE OF ILLINOIS }
COUNTY OF COOK } SS
CITY OF CHICAGO

Registrar of Vital: Statistics of the City of Chicago, do hereby certify that I am the keeper of the records of births, stillbirths and deaths of the City of Chicago by virtue of the laws of the State of Illinois and the ordinances of the City of Chicago; that the accompanying certificate on this sheet is a true copy as a record kept by me in pursuance of said laws and ordinances.

This Certified Copy VALID

Only When Original BLUE

SEAL And BLUE SIGNATURE

Are Affixed.



AND OF MENERAL CITY OF S