TRUST DEED



Deliver To Recorder's Office 23 596 380

Box No. 413 THE ABOVE SPACE FOR RECORDERS USE ONLY HIS INDENTURE, made 19 76 . between Frank G. Baudoux & Anita Baudoux, August 9 . herein referred to as "Mortgagor", and HERITAGE/PULLMAN BANK a Illi lois corporation doing business in Chicago, Illinois, herein referred to as Trustee, witnesseth: Third witeREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said tear holder or holders being herein referred to as Holders of this Note, in the principal sum of Thirty Five Thousand and no/100 _____ (\$35,000.00) _____ evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER Two Hundred Severty & 14/100 ---Dollars on the----1st-appointment, then at the office of HERITAGE/PLELMAN BANK in said City. NOW, THEREFORE, the Mortgagors to secure payment of the baid principal sum at mone, and said interest in occordance with the terms, provisions and limitations of this trust deed, and the performance of the cover as to adjugacements because interest configuration. We may be a consideration of the sum of One Dallor in hand paid, the receipt wherein is benefit expenses letting, so by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and up of the covarier right, title and intorest therein, situate, lying and being in the COUNTY OF———COOK——AND STAIN OF its thOLD. Lot 18 in Block 9 in Athenia Park, being a Subdivision of the North East quarter of Section 24, Township 35 North, Range, 13 East of the Line Principal Meridian in Cook County, Illinois HERITAGE BUT OF COUNTRY CLOS HALLS which, with the property hareholder described, is referred to been as the premises."

TOGETHER with all improvements the remember, described the properties and properties are proposed of the therefore and only the condition of the proposed of the therefore and the properties are proposed of the transportance of the properties and the properties are all the secondarity, and apparent and the secondarity of the properties are certain antiqued, and vertication including seather than a condition of the properties and the properties are also the properties and the properties and the properties are the properties and the properties are properties and the properties and the properties are properties and the properties and the properties are properties and the properties and the properties are properties and the properties and the properties and the properties are properties and the properties and the properties are properties and the properties and the properties and properties are properties and the properties and the properties and properties are properties and the properties and the properties and properties are properties and the properties and the properties and properties are properties and the properties and the properties are properties and the properties and the properties and properties are properties and the properties and the properties are properties and the properties are properties and the properties and the properties are properties and the properties and the properties are properties a WITNESS the hand S ford spales of Mortgagors the day and you for above william.

Frank G. Baudoux Anita Baudoux iseals STATE OF ILLINOIS Joyce M. Kerrigan County of Cook a Northy Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT? Frank G. Eaudoux and Anita Baudoux, his wife ered the sold Instrument as their

orth, including the release and waver of the right of homestead.

GIVEN under my hand and Newsynot Supt the 9th, doi of MUSYST...... A. D. 19.76

, free and voluntary act, for the uses and purposes therein

Derriged

UNOFFICIAL COPY

1. Mortgago's shall (1) promptly repair, restore or rebuild any building or improvement; now or hereafter on the premises which may become damaged or be destroyed. (2) keep said premises in good condition and repair, without waste, and tree trom mechanics or other here or claims for lien not expressly asbordinated to the her hereof; (3) pay when due any indebtediess which may be secured by a lien or there is not 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 of 42 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 ordinances.

or with the legal holder of the note referred to begin on the first day of each and every motifications for some validation as sum equal to one twelfth of the estimate period tend extended ext

special assessment water charges, sewer charges and

3. Merigagers shall cause all buildings and improvements now or breatter situated on said premises to be insured against loss or damage by fire, lightning or smolioring under policies providing for payment by the insurance companies of morars statement either to pay the cost of replacing or repairing the same or to pay in full the indebfedness secured hereby, all in companies satisfactory to the holders of the note, under man one policies payable, in case of loss or damage, to Trustee the benefit of the holders of the note, and the early effect of each policy, and shall editive all policies including additional and renewal policies, to holders of the note, and in case of two new about to expert, shall denive remeably policies to the the respective data of a suitation. Mortagons whill, the amounts deposited under the real relate the same distinguishment of the payable general real extension of the respective data of the latest payable.

4. In case of default therein, Trustee or the holders of the rote may, but need not trustee any town at or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or justful varieties of principles of not necessary or principles or combinates, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or close thereof, or referent tien on tax vale or furtetime affecting said premises or content any tax or assessment. All moneys under many for any of the purposes became a term and trusteed and all references to the more close therewish, including attorneys fees, and any other moneys advanced by Trustee or the holders of the note to protect the most case; I money a more form the remaining the reasonable compensation to Trustee for each matter concerning which action herein authorized may be Jaken, shall not seen a manufacture of the latest the immediately due and the state of the content of the state of the latest of the state of the latest of the state of the latest of the

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any ill, statement or estimate produced from the appropriate public source without inquire into the account of seals held, statement or estimate or into the validity of any

6. Mortgagers shall gay exhibit nem of indefenders herein membered, both principed and or to a shero discondant to the terms hereof. At the option of the deletes of the note, and without notice in Mortgagers, all angular make tenses secured in the collection, reduce the state of the contract long through the most or in this Triat received to the contract, become due and (assalle ca) immediately in the cose of detailed make explosively ask materials of principal or interest on the note, or a white detail skill one are and continuous for three discs in the performance of a not other above to the state of the expression of the materials. Any deficiency in the amount has monthly payment skill constitute an exercit of details and the United on the Explosive of the state would briefly may collect a "late charge" on each payment and constitute an exercit of details and the United on the Explosive of the state would briefly may collect a "late charge" on each payment and constitute an exercit of details and the United on the Explosive of the state would briefly may collect a "late charge" on each payment and constitute an exercit of details and the United on the Explosive of the state would briefly may collect a "late charge" on each payment and constitute an exercit of details and the United on the Explosive of the state would be explosed.

7. When the indebtedness hereby secured shall become due whether to incelerations and cover 3 offices of the network fraction that have the run better the result of the network of the first of the property of the property

8. The proceeds of two too destine sale of the premoves shall be distributed and applied to the those was order of proceedy Part, on account of all odes and expenses incident to the foreclosure (more longs, including all such thems as are mentioned in the premodes) percently better); second, all other trens which under the terms reconstruct occurred, dight agrees additional to that evidenced by the note, with a trens thereon, as because provided, third, all principal and interest remaining

inguid on the note; fourth, any everplus to Mortgagors, their heirs, lead representatives or assume as their rights may appear 9. Upon, or at any time after for Pling of a full to foreclose this trust deed, the court in which such full is filled may appoint

nother than the state of some of the state o

No action for the enforcement of the lien of of any provision shall be subject to any control of the could not be good and as
in an action at law upon the note hereby so used.

12. Trustee has no duty to examine the title location, or stone, or continuous state printed and any tower herein given unless expressly obligated by the continuous tendent by the location of the location o

s and other model everythin case of its own piece on to exercise and other model, exercise and its own pieces register of the control of the

thereof, produce and exhibit to Trustee the note representing that the model before intrice without require. Where a release is requested of a successor true en all observations for a certificate of identification purposition be executed by a prior trustee, error data to and which purposition be executed by the pressure bettern become for in a restriction and which purposition for executed a certificate or any instrument identifying same as the tode of sorties better in the presented and which conforms in substance with the description become unitaried of the formalism thereon.

1.1. Therefore may remain by instrument in a strong first in the other formalism.

which is programmed to the control of the control o

Trust: Any Subsessor on Frust berequier stall have the decividation, placed to reasonable compression for all acts performed bereamder.

13. This Trust Deed and all provisions, bereat, shall extend to and be be-

13. This Trust Deed and all provisions hereof, shall extend to red to be and officed by a report and all presents continuous Mortgagors, and the red "Mortgagors" when need herein shall middle all with persons and an person and of the conferences or any part thereof, whether or not such ersons shall have executed the note or this Trust Deed.

In In the exent of the vale or transfer of the Title to the precises described to be an interest to be a note so and hereby may at its epition declare the entire amount of the indebtedness to be immediately documentated.

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IMPORTANT

FOR THE PROTECTION OF BOTH THE BURNEYAY AND LENGTR THE NOTE SECRETE BY THE PROTECTION OF SHOULD BE REALLY REPORT OF THE PROSPER NAMED HEREN, BEFORE THIS TRUST CEED IS FICED FOR HOLDRO

e lest amont by no most lean a free within Trust De of his been identi-

Heritage/Pullman Bank

Account for free free

7 0005081

Address

mullian (5 B1816)

FOR RECORDERD PACEN PURPOSES FACEFILSTREET ADDRESS OF ABOVE DESCRIBED PROFERTY HERE

END OF RECORDED DOCUMENT