

766129



TRUST DEED

23 019 076

Property

CITE TO THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT made March 7, 1975 between:

ARNE H. LUNDQUIST and JANE E. LUNDQUIST, his wife

herein referred to as "Mortgagors" and CHICAGO LIFE 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 of the Note being herein referred to as Holders of the Note, in the principal sum of TWENTY TWO THOUSAND AND NO/100ths (\$22,000.00) evidenced by one certain installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARRR and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of 9% per cent per annum in installments (including principal and interest) as follows:

One Hundred Eighty Five and No/100 (\$185.00) Dollars on the 1st day of April 1975 and One Hundred Eighty Five and No/100 Dollars on the 1st day of each and every month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of March 1980. 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 installment is not paid when due shall bear interest at the rate of 9-1/2% per annum, and all of said principal and interest being made payable at such banking house or trust company in Des Plaines, Illinois as the holder of the note may from time to time in writing appoint, and in absence of such appointment, then at the office of First National Bank of Des Plaines in said City.

Now, THEREFORE, the Mortgagors warrant the payment of the said principal sum of money and said interest in accordance with the terms, provisions and conditions of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, by these persons CARNEY and WAKEMAN unto the Trustee, its successors and assigns, the following described Real Estate and all of their right, title and interest therein, situate, lying and being in the Village of Mount Prospect, COUNTY OF Cook, and STATE OF ILLINOIS:

Lot 147 in Brickman Manor First Addition Unit No. 1 being a Subdivision of part of the East half of the Southeast quarter of Section 27 and part of the West half of the West half of the Southwest quarter of Section 26, Township 47 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 18, 1959 as document 1715807, in Cook County, Illinois.

23 019 076

This instrument prepared by:

Wilfred J. Strunk, Asst. Vice President First National Bank of Des Plaines, Illinois

TOGETHER with all improvements, tenements, covenants, fixtures, and appurtenances thereto belonging and all taxes, rates and charges of record to be paid and during all such times as Mortgagors may be entitled thereto, which are pledged primarily and not a party with said real estate and all its appurtenances and all apparatus, equipment or articles now or hereafter devised or to be used to supply heat, gas, air conditioning, water, light, power, telephone, radio, television, security, fire, burglar, burglar alarm, and ventilation, including roof-top air conditioning, systems, window shades, steel doors and windows, floor coverings, boiler beds, awnings, doors and water heaters. All of the foregoing are declared to be a part of and real estate whether or not 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 covenants and conditions 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 of Arne H. Lundquist and Jane E. Lundquist, his wife, the day of March 1975.

STATE OF ILLINOIS } ss. A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Arne H. Lundquist and Jane E. Lundquist, his wife who 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 7th day of March 1975. Wilfred J. Strunk, Notary Public.



THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF THE REVERSE SIDE OF THIS TRUST DEED:

1. Mortgagee shall promptly repair, reconstruct or rebuild any buildings or improvements hereon or hereafter situated on said premises...

2. Mortgagee shall pay before any maturity of the note, and shall upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor...

3. Mortgagee shall keep all buildings and improvements hereon or hereafter situated on said premises insured against fire and lightning...

4. Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgagee...

5. Mortgagee shall pay each item of indebtedness hereon mentioned, both principal and interest, when due according to the terms hereof...

6. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority...

7. Trustee has no duty to examine the title, but upon reasonable request of the premises or to inquire into the validity of the signatures...

8. This Trust Deed and all instruments hereof shall extend to and be binding upon Mortgagee and all persons claiming under it through Mortgagee...

9. Trustee may, through its attorneys at law, in its office or in the office of the Recorder or Registrar of Taxes...

10. This Trust Deed and all instruments hereof shall extend to and be binding upon Mortgagee and all persons claiming under it through Mortgagee...

11. Trustee of the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted...

12. Trustee has no duty to examine the title, but upon reasonable request of the premises or to inquire into the validity of the signatures...

13. Trustee may, through its attorneys at law, in its office or in the office of the Recorder or Registrar of Taxes...

14. This Trust Deed and all instruments hereof shall extend to and be binding upon Mortgagee and all persons claiming under it through Mortgagee...

15. Trustee of the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted...

16. Trustee has no duty to examine the title, but upon reasonable request of the premises or to inquire into the validity of the signatures...

17. Trustee may, through its attorneys at law, in its office or in the office of the Recorder or Registrar of Taxes...

18. This Trust Deed and all instruments hereof shall extend to and be binding upon Mortgagee and all persons claiming under it through Mortgagee...

19. Trustee of the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted...

20. Trustee has no duty to examine the title, but upon reasonable request of the premises or to inquire into the validity of the signatures...

21. Trustee may, through its attorneys at law, in its office or in the office of the Recorder or Registrar of Taxes...

22. This Trust Deed and all instruments hereof shall extend to and be binding upon Mortgagee and all persons claiming under it through Mortgagee...

23. Trustee of the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted...

24. Trustee has no duty to examine the title, but upon reasonable request of the premises or to inquire into the validity of the signatures...

25. Trustee may, through its attorneys at law, in its office or in the office of the Recorder or Registrar of Taxes...

26. This Trust Deed and all instruments hereof shall extend to and be binding upon Mortgagee and all persons claiming under it through Mortgagee...

27. Trustee of the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted...

28. Trustee has no duty to examine the title, but upon reasonable request of the premises or to inquire into the validity of the signatures...

29. Trustee may, through its attorneys at law, in its office or in the office of the Recorder or Registrar of Taxes...

30. This Trust Deed and all instruments hereof shall extend to and be binding upon Mortgagee and all persons claiming under it through Mortgagee...

PROPOSED

OFFICE

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DEC 12 PM 2 17

Form with fields for 'MAIL TO', 'ATTN: W. Fred S. STRUNK, JR.', 'CHICAGO TITLE AND TRUST COMPANY', and '603 Ironwood Drive Mount Prospect, Illinois 60056'.

END OF RECORDED DOCUMENT