

TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

TV S 1 NDENTURE, made

April 1,

CTTC 7

William Thomas and Evelena Thomas, his wife

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY

19 75 between

an Illinois (tpe ation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:
THAT, WHERE IS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder on no Zers being herein referred to as Holders of the Note, in the principal sum of

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 from April 1, 1975 of Seven per cent per annum in instalments (including principal and interest) as follows:

One Hundred Thirty Eight and No/100----. Dulliers on the .... One Hundred Thirty Right and No /100== Dollars day of each month thereafter until said note is fully paid except that the final the Pirst payment of principal and interest, if not soone pall, shall be due on the First day of June All such payments on account of the indebtedness of enced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal, provided this the reincipal of each instalment unless paid when due shall beat interest at per annum, and all of said pracipe and interest being made payable at such banking house or trust Cado 74 company in Chicago Illinor appoint, and in absence of such appointment, then at the orner of in said City.

NOW, THEREFORE, the Mortgagors to recure the payment of the said print pall am of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and as an an interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and as an an interest control of the num of One Dullar in hand paid, the receipt whereof is hereby, chor whereast, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the fullowing described Real Estate and all of these errors. So the provisions are the successors and assigns, the fullowing described Real Estate and all of these errors.

COUNTY OF

Lot 24 and the North 11-1/2 Feet of Lot 23 in Eva R. Peray's Resubdivision of Block 18 of Linden Grove Subdivision of the West 35 Acres of the North 70 Acres and the South 90 Acres of the Northwest Quarter of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian in Cook Ccur cy, Ill.

(1/12th of the yearly tax and insurance premiums, or approximate's \$37.00 monthly shall be paid in addition to the monthly payment hereunder)

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

TEXTETRICAL with all improvements, tenements, enterments, fintures, and apportenances thereto belonging, and all tents, issues and provide there in fan us long and during all such times as Managagus may be entitled therein technical apporatus, equipment in attribe now or hereafter therein or therean used to supply hear, gas, as conditioning, make, light, power, re-re-relation and all apporatus, equipment in attribe now or hereafter therein or therean used to supply hear, gas, as conditioning, make their such as the control of the control of the supply hear. All of the foreign are declared to be a part of such as making, states and water leasters. All of the foreign are declared to be a part of such as the interest or such and it is agreed that all similar appearatus, equipment or articles hereafter placed in the premises by the mortgagues or shell successions of an assignably he ourgidered as control timing at of the real evidate.

To MAYE AND TO ROLD the premises under and trustee, its nucressors and assigns, forever, for the purposes, and upon the uses and trusts herein we forth the premise and benefits under and by virtue of the from saceal Exemption Laws of the State of Illinois, which said rights and benefits under on the virtue of the from saceal Exemption Laws of the State of Illinois, which said rights and benefits the desired of the purposes, and upon the uses and trusts herein we forth the particle of the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein we forth the purposes, and upon the uses and trusts herein

| THE MAN !          | and seal of Mortgagors the day and year first above written   |
|--------------------|---|
|                    | ISEAL! LEveling Thomasseal  |
| STATE OF ILLINOIS, | Iwan Bernot   |
| County of Contact  | is. a Notary Public in and fire and Siding in said County in the State afteresaid, IN) HEREBY CERTIFY THA |

istrument, appeared before me this day in person and acknowledged that

Notary Public

807 R 1 69 Tr. Dued, Indire., Instal.-Incl. Int.

Page 1

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

t is

1. Murtgagors shall (1) principly repair, testore or eshald any buildings or improve ments more or hereafter on the premise which may become damaged with destroyed. (2) here and promises in good condition and repair, without wasts, and five from inchants's or other hone or claims for her not expressly who destroyed. (2) here and promises in good condition and repair, without wasts, and five from inchants's or other hone or claims for her not expressly who destroyed. (3) here any pay when due any indebteduces which may be we used by a lion or sharp on the premises outprise to their hereof, and upon request which make the hereof. (4) make large of such promises of the more of any time in process of vection upon said promises. (3) comply with all requirements of how or monitopal indimances with hidding or buildings now of at any time in process of vection upon said promises. (3) comply with all requirements of how or monitopal indimances with hiddings now of at any time in process of vection upon said promises. (3) comply with all requirements on or monitopal indimances with hiddings in the process which does and the result thereof. (4) make largest ment of the promise who are all the process when does not noticely all the control of the process of the manufacture of the industrial of the manufacture of the manufact

interest on the new or [5] when default shall occur and continue for three days in the performance of any other agreement of the Mortgagins herein contained.

7. When the indeb edn, as 'erreby secured shall become due whether by acceleration or otherwise, holders of the note on Trustee shall have the right to discusse the lien hereof. It any ult to foreclose the lien bersof, there shall be allowed and included as additional indebtedores in the decree for sale all freeclines the lien hereof. It any ult to foreclose the lien bersof, there shall be allowed and included as additional indebtedores in the decree for sale all freeclines the lien hereof. It any all to foreclose the lien bersof, there shall be allowed and included as additional indebtedores in the decree for sale as a free entry of the decree) of proximity and aspect evidence, scropsphers' charges, publication costs and contractive publications, all capendards after entry of the decree) of proximity all back abstracts of title, site searches and examinating publications, the insurance publication, and insurance and aspectates with respect to the art Trustee or holders of the note may deem to be reasonably necessary either to prosecules such unit or to evidence to holders at any sale which may be had pure to to such decree the true condition of the title to or the value of the permiss. All expenditures and expenses of the note in this peragraph mentions shall be some so much additional sinchbedores recursed hereby and immediately due and payable, with interest the nature in this peragraph mentions shall be some so much additional sinchbedores recursed hereby and immediately due and payable, with interest the total proceeding, to any other all their shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any unit down the publication of the peragraph and proceeding, in comes, is the defense of any unit for the furchousie hereof alter actual of such right to forers low middleders in the total stale of the peragraph and

principal and interest remaining unpaid on the note; it is not overplus to Mortgagots, then heur, legal representatives or assigns, as thee rights may appear.

9. Upon, or at any time after the filing of a hill to force over the trust dead, the court in which such hill is filed may appoint a receiver and such appointment may be made wither before or after sale, within the court in which such hill is filed may appoint a receiver and without regard on the them sales is the permises or whether teens the blue the court of Mortgagors at the time of such appointment may be made without regard to the them sales is the permises or whether there has the interest of the time of the permises and profits of sade premises during the trustee because may be appointed as such receiver. Buth receiver dial! ... a present to collect the teents, issues and profits of sade premises during the permiser of such force insure suit and, in case of a sale and a defection at a first order of such force insure suit and, in case of a sale and a defection at a such as a subject of the contract of the permises and still office pursues which may be increased, a sace of a sale and a defection at a such as a same of a sale permise and other permises and still office pursues which may be increased or are usual in such cases a safe of such receiver, would be entitled to collect out trends to a sale and a defection at a same of a sale permises and still office pursues which may be increased in such a sace and as a same of a sale and defection.

10. The mile bredness secured hereby, or by any decree forcelosing this test de do or any tas, special assessment or other lens whis hings be of the contract of the here of our of such decree, provided such applies atom is made your? I forcelosing which would not be good and available to the 10. No action for the enforcement of the lens or of any provision hereof shall be so ject to any defense which would not be good and available to the party interposing same in an action at law upon the note bettely accor

11. Trustee or the holders of the note shall have the right to impact the premises of all a sampable times and access thereto shall be permitted for that 11. Trustee or the holders of the note shall have the right to impact the premises of all a sampable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, lication, existence or condition of the premise of the impact of the signatures or the identity, capacity, or authority of the signatures in the mote on the title does not be identity, capacity, or authority of the signatures on the mote on the title does not be identity, capacity, or authority of the signatures on the mote on the mote of the sampatic of the signatures of the sampatic of the sampati

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IMPORTANT

OTE SECURED BY THIS TRUST DEED SHOULD BE IDEA II IN BY Chicago Title and Trust Company

CHICAGO TITLE AND TRUST COMPANY.

×Σ MAIL TO:

Mr. Nathan Weisman 10725 South Western Ave. Chicago, Illinois 60643

POR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

PLACE IN RECORDER'S OFFICE BOX NUMBER

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