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THIS INDENTURE, made the 23rd October 19.79 between THOMAS GUERIN DENT AND PAULA DENT, His Wife of the Village Glencoe Cook and State of Illinois Mortgoger, and TRST NATIONAL BANK OF SKOKIE, A National Banking Association organized and existing under the laws of the United States of America of the Village of Skokie County of Cook and State of Illinois as Trustee. WITNESSACTO THAI WHEREAS the Said THOMAS GUERIN DENT AND PAULA DENT, His Wife	TRUST DEEDSport Form (Ins. and Receiver)	表,解稿(15)(1934) 原稿(1964)(《故籍)	23 27J 664	GEORGE E COLET LEGAL FORMS
between THOMAS GUERIN DENT AND PAULA DENT, His wife of the Village Gencoe Louncy of Cook and State of Illinois Mortgoner. and MEST NATIONAL BANK OF SKOKIE, A National Banking Association organized and exjoring under the laws of the United States of America of the Village of Skokie County of Cook and State of Illinois as Trustre. WHINTSWATO HAI WHEREAN the said THOMAS GUERIN DENT AND PAULA DENT, His wife installa ### Payable as follows: Three Bundred Thirty-Five and 00/100(\$40,825,09A)Hars W ### Payable as follows: Three Bundred Thirty-Five and 65/100 (\$335,65) Dollars or more the lat of December, A.D., 1975 and Three Hundred Thirty-Five and 65/100 (\$335,65) Dollars or more on the lat any of each and every month thereafter until said print sum and interest have been hally paid, each payment to be first applied to payment principal and interest, if not so may paid, shall be due and payable on the lat day of November, A.D., 2000, which said runthly payments include #### United States of the County of Principal, providing that the final payment principal and interest, if not so may payable to the order of FIRST NATIONAL BANK OF SKO ###################################	eren mengerar september er ser er e	P. COMMERCIAL CARRAGES CONTRACTOR WAS		an ann an
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Together with all the tenements, hereditaments and appurtenances thereunto belonging and the rents, issues and profits thereof and all gas and electric fixtures, engines, boilers, furnaces, ranges, heating, air-conditioning and lifting apparatus and all fixtures now in or that shall hereafter be placed in any building now or hereafter standing on said land, and all the estate, right, title and interest of the Mortgagor of, in and to said land, hereby expressly releasing and we sing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD the same unto the said trustee and the trustee's successors in trust, FOREVER, for the uses and purposes, and upon the trusts herein set forth.

And the Mor gagor does covenant and agree as follows. To pay said indebtedness and the interest thereon as herein and in seal notes provided; to pay all taxes and assessments levied on said premises as and when the same shall become due and payable and to keep all buildings at any time situated on said premises in good repair and to suffer no lien of mechanics or recognil men, or other claim, to attach to said premises; to pay all water taxes thereon as and when the same shall become due and payable and neither to do, nor suffer to be done, anything whereby the security hereby effected or intended to to be shall be weakened, diminished or impaired; to keep all buildings which may at any time be situated upon said premises insured in a company or companies to be approved by the trustee and the trustee's successors in trust, or the legal holder of said note or notes, against loss or damage by fire for the full insurable value of such buildings for an arrount not less than the amount of the indebtedness secured hereby and to cause such insurance policies, with the usual moving, we clause attached or other sufficient endorsement, to be deposited with trustee as additional security hereunder and upon failure to so secure and deposit such insurance policies, said trustee on the trustee's successors in must, or the wasn' molder of the note or notes, is hereby authorized to procure the same, and all moneys which may be advanced by and trustee or the trustee's successors in trust, or by the legal holder of said note or notes, or any of them, for the afore sair purposes, or any of them, or to remove encumbrances opon said premises of in any manner protect the title or of the hereby conveyed, or expended in or about any suit or proceedings in relation thereto, including attorneys' fees, shall with interest thereon at seven per cent per annum, become so much additional indebtedness secured hereby, but in ning berein contained shall render it obligatory upon said trustee or the fruster's successors in trust, or the legal holder of said note or notes, to so advance or pay any such soms as aforesaid

In the event of a breach of any of the aforesaid covenants or agreements, or in case of default in payment of any note or notes secured hereby, or in case of default in the payment of inc of the installments of interest thereon, and such default shall continue for thirty (30) days after such installment but nes due and payable, then at the election of the holder of said note or notes or any of them, the said principal sun together with the accrued interest thereon shall at once become due and payable; such election being made at any true after the expiration of said thirty (30) days without notice, and thereupon the legal holder of said indebtedness, or any pair thereof, or said trustee or the trustee's successors in trust, shall have the right immediately to foreclose this trust deed and upon the filing of a complaint for that purpose, the court in which such complaint is filed, may at once and others notice appoint a receiver to take possession or charge of said premises free and clear of all homestead rights of niverests, with power to collect the rents, issues and profits thereof, during the pendency of such forculosure suit and until he time to redeem the same from any sale made under any decree foreclosing this trust deed shall expire, and in the proceedings shall be instituted for the foreclosure of this trust deed, all expenses and disbursements paid or incurred in behalf of the planniff, including reasonable attorneys fees, outlays for documentary evidence stemograph is charges, costs of procuring a complete abstract of title, showing the whole title to said premises, embracing such fore assert decree, shall be paid by the said Mortgagor, and such fees, expenses and disbursements shall be so much additional indebtedness secured hereby and shall be included in any decree entered in such proceedings for the foreclosure of the trust deed, and such proceedings shall not be dismissed or a release hereof given until all such fees, expenses and distribution ments and all the cost of such proceedings have been paid and out of the proceeds of any sale of said premier shat may be made under such decree of foreclosure of this trust deed, there shall be paid, First. All the cost of such sur including advertising sale and conveyance, attorneys', stenographers' and trustees fees, outlays for documentary (v) dence and costs of such abstract and examination of title. Second. All moneys advanced by the trustee or the trustee s successors in trust or the logal holder of said note or notes, or any of them for any other purpose authorized in this frust deed, with interest on such advances at seven per cent per annum. Thad, All the accrued interest remaining unpaid on the indebtedness hereby secured. Fourth. All of said principal sum remaining unguid. The overplus of the proceeds of sale shall then be paid to the Mortgagor or to his legal representatives or assigns on trasonable request

In case of the default of the payment of the indebtedness secured hereby or the breach of any of the covenants and agreements entered into on the Mongagor's part, the Mongagor hereby waves all right to the possession, income and revise of said premises, and it thereupon shall be lawful for the trustee or the trustee's successors in trust to enter into and inpon and take possession of said premises and to let the same and receive and collect all rents issues and profits thereof.

AND THE Mortgagor further agrees that in case of a foreclosure decree and sale of said promises thereunder, all policies of insurance prevaled for herein may be rewritten or otherwise changed so that the interest of the owner of the certificate of sale, under such foreclosure, shall be prosected to the same extent and in like manner as the interest of the legal holder of the nose or more herein described is protected by such policies.

Upon full payment of the indefinedness alorested and the performance of the convenints and agreements here-inhelies made by the Mortgagor a reconveyance of said premises shall be made by the said trustee, or the trustee's macconveyance of said premises shall be made by the said trustee, or the trustee's macconveyance of said premises that for made by the said trustee, or the trustee's macconveyance of the said premises that for the said trustee, or the trustee's made in the said trustee.

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County, or other inability to act of said trustee, when any CHICAGO TITLE AND TRUST COMPANY

action hereunder may be required by any person emitted thereto, then CHICAGO, ILLIBOIS

hereby appointed and made successor ... in trust herein, with like power and authority as is hereby vested in

"Legal holder" referred to herein shall include the legal holder or holders, owner or owners of said note or notes, or indebtedness, or any part thereof, or of said certificate of sale and all the covenants and agreements of the Mortgagor herein shall extend to and be binding upon Mortgagor's heirs, executors, administrators or other legal representatives and assigns

Parties of the first part, jointly and severally further covenant and agree:

- 1. That the will pay each month, in addition to the principal and interest, as one monthly payment, an amount equal to 1/12 of the annual taxes, and special assessment installments, if any, and premiums for insurance for fire and other hazards to protect the party of the second part, which sum is to be held by holder of Note to pay said items when due, and the party of the first part outher agrees to secure said bills and deliver them to holder of Note; the holder of the Note shall not be obliged to obtain said bills; nor to advance any funds beyond those it holds, and it shall have sole discretion in their allocation and payment, and it shall have the right to pay bills for the above as rendered;
- 2. They will not sell the property herein conveyed nor make any conveyance of the title of said property, for in any way effect a change of ownership while any part of the indebtedness realled hereby is not fully paid, and in the event they do so, such act shall ruse the entire sum due holder of the Note secured hereby shall then become are and payable, at sole election of holder of Note.

and scal , of the Mortgagor, the day and year first above written.

(SEAL)

(SEAL)

New Prostitions

UNOFFICIAL COPY

OUNTY OF COOK	Notice Bublican const	for said County in the
The undersigned		
rate aforesaid, DO HERI BY CERTIFY that		
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ersonally known to me to be the same persons	whose names are subscribed to the	ne foregoing instrument,
opened before me this day in person and as	movilodged that they signed scaled	and delivered the said
strument as their free and voluntary act	or the axes and purposes therein set forth,	including the release and
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Trust Deed Insurance and Receiver THUMAS (DERTH DENT

FIRST NATIONAL BANK OF SKOKIE PAULA DENT, HIS MIE-

THE STATE OF THE S

251 Lindon

STOKEL, ILLINOIS

Glencoe IL

FWBOS 8001 Lincoln Skokie IL 60076

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