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and I graphed threat TRUST DEED (Illinois)
For use with Note Form 1448
nthly payments including interest) 7 5 5 5 4 2000 CONTROL A THE Above Space For Recorder's Use Only 23 290 244
THIS INDENTURE male November 3,
Albertson, his life
THE NORTHLAKE BANK 5.10 19 75 herween Russell A. Albertson and Barbara J. ----- herein referred to as "Mortgagors," and fru ee, witnesseth: That, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, of even date herewith, executed by Mortgagors, made payable to Bearer and delivered, in and by whith the Mortgagors promise to pay the principal sum of Eight Thousand Three Hundred Forty-four and 80/100----- Dollars, and interest from Nov. 3, 1975 lake, 111. or at such other place as the legal hole or of he note may, from time to time, in writing appoint, which note further provides that at the election of the legal holder thereof and without not ic, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment at a si in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur in the payment, when due, of any installment of payment contained in this trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally wanter presentment for payment, notice of do honor, protest and notice of protest.

NOW THERE-FORE, to secure the payment of the said principal of mode and interest in accordance with the terms, provisions and limitations of the above mentioned note and of this Trust Deed, and of money and interest in accordance with the terms, provisions and Mortgagors to be performed, and also in consideration of the said of the covenants and agreements herein contained, by the Mortgagors by these presents ONVEY and WARRANT unto the Trustee, or his successors and assigns, the following described Real Estate, and all of their estate, right, title and interest therein, situate, lying and be ag in the -----Lot 23 Block 25 in Section 2 of (ourtry Club Addition to Midland Development Co's Northlake Village, a Subdivision in the South West 1/4 (except the South 100 rods) The West 1/2 of the South East 1/4 (except the South 100 rods) the South 1/2 of the North West 1/4 and the South West 1/4 of the North East 1/4 all in Section 32, Township 45 North, Range 12, East of the Third Principal Meridian.----which, with the property herematter described, is reterred to herein as the "premises,"

TOGFTHER with all improvements, tenements, casements, and appurtenances thereto belong, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which tents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all limitures, apparatus, equipment or articles now or hereafter the ein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled as id ventilation, including (without restricting the foregoing), sereens, window shades, awnings, storm doors and windows, floor coverings, inade, b. d., stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached the eto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the progress by Mortgagors or their successors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOTO the premises unto the said Trustee, its or his successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by stripe of the Homestead Exemption Law at the State of Illinois, which said rights and benefits Mortgagors do hereby expressly telease and warve.

This trust Deed consists of two pages, the covenants, conditions and provisions appearing on page 2 (the reverse street of the Honding on Mortgagors, the hereby, successors and assigns).

Witness the hands and wasks of Mortgagors the day and year first above written. Russell A. Albertson (Seal) (Barbara J. Albertson I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUSSell A. Albertson and Barbara J. Albertson, his wife----personally known to me to be the same person S whose name S are 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, including the release and waiver of the right of homestead. day of November Given under my Nadd and official seal, this Commission expires 1977 "This instrument was prepared by"
Gaza E. Cooke c/o THE NORTHLAKE BANK
Northlake, Illinois ADDRESS OF PROPERTY: 364 Bernice Drive Northlake, Illinois 60126 THE NORTHLAKE BANK NAME THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED 26 W. North Avenue MAIL TO: ADDRESS SEND SUBSEQUENT TAX BILLS TO: Northlake, II ZIP CODE 60164 RECORDER'S OFFICE BOX NO (Address)

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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. Mortgagots shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild am buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanics lens or lates in favor of the United States or other liens or claims for line not expressly subordinated to the lien hereof, (4) pay where due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to I trustee or to holders of the notes; (5) complete within a reasonable time any building now or at any time in process of creation 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 previously consented to in writing by the Trustee or holders of the note.
- 2. Mortgagots shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges amount the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the original 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. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or reparting the saine or to pay in full the inabletedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be exidenced by the standard mortage closure to be attached to each points, 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.
- d. In case of default therein, Frustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore recurred of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on not encumbrances, if any, and purchase discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized an all expenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by I rustee or the not. So the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and pay ab 2 without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee for each matter each better the considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- so the consider day a waver or any right accrume to men on account or any accrume as the relating to taxes or assessments, may do so according a big bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax hen or title or claim thereof.

  6. Mortg. ors sall par each from cit indebtedness become mentioned, both principal and interest, when due according to the terms hereof. At the election of the haders of the principal rate, and without notice to Mortgagors, all unpaid indebtedness secured by this Frust Deed shall, notwithstanding and thing a the principal note or in this frust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest or in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors berein contained.
- 7. When the indebted less learly's secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note. It sides shall bave the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a morteage debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all eyr no trues and expenses which may be paid or neutred by or on behalf of Trustee or holders of the note for attorneys fees. Trustee's fees, apprais it's fee, outlass for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to tense to be e-pended after entry of the decree (of proving all such abstracts of title, title searches and examinations, guarantee policies, Fortens cert vicates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to provided only such state to evidence to holders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the points. In addition, all expenditures and expenses of the nature in this paragraph mentioned shall becomes on much additional midebtafless seen. In vivo and immediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or meutred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bank rapitly proceedings, to whis, one or of them shall be a party, either as plaintiff, calimant or defendant, by teason of this Trust Deed or any indebtedness hereby secured or the process whether or not actually commenced or (s) preparations for the defendent any treatmed suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced or (s) preparations for the development of the forec
- 9. Upon or at any time after the aline of a complaint to force see "as Trist Deed, the Court in which such complaint is filed may appoint a processor of said premises. Such appointment may be made either before a "as vale, without notice without regard to the solvency or involvency of Mortgagors at the time of application for such receiver and without regard to the solvency or involvency of Mortgagors at the time of application for such receiver and without regard to the solvency or involvency of Mortgagors at the time of application for such receiver and without regard to the solvency or involvency of the solvency of the solvency
- 10. No action for the enforcement of the ben of this Trust Deed or of any provision her of all 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.
- Tristee or the holders of the note shall have the right to inspect the premises at all case at the times and access thereto shall be per-
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, n r shall Trustee be obligated to record this Trust Deed or to exercise any power herein given index expressly obligated by the terms hereof, nor 1 liable for any acts or omissions hereinder, except in case of his own gross registence or missionshore the exercise as a constant of the property to him before exercising any power herein given.
- 13. Trustee shall release this Title Deed and the lien thereof by proper instrument upon presentation of sail action, evidence that all indebtedness secured by this Trust Deed has been fully paid, and Trustee may accept and deliver a release hereof to any at the request of any person who shall enter before or after macurity, thereof, produce and exhibit to Trustee the principal note, represents all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is real and the second such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification of identification of executed by a prior trustee hereindeer or which conforms in substance with the description herein contained of the principal meand which purports to be executed by the persons herein described herein, the major state of the conformal movement and the production of the principal and the description herein containe of the principal note and which purports to be executed by the persons herein described and which conforms in substance with the description herein containe of the principal note and which purports to be executed by the persons herein described herein, he may accept as the contained and which purports to be executed by the persons herein described and the production of the principal note and which purports to be executed by the persons herein described herein, he may accept as the contained and which purports to be executed by the person designated as makers ther
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument small have

been recorded or filed. In case of the dearl, resonation, inability or refusal to act of Trustee, shall be first Successor in 1 suct and in the event of five or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the country in which the premiser are strated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical file, powers and authority as are herein given Trustee, and any Trustee or successor is hall be entitled to reasonable compensation for all acts performed hereunder.

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

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No.

IMPORTANT
FOR THE PROJECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURID BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUST DEED SHOULD BE IDENTIFIED BY THE TRUST DEED FOR FECORD.

OF RECORDED DOCUMENT