

RECORDER OF DEEDS
COOK COUNTY ILLINOIS
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TRUST DEED

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THE ABOVE SPACE FOR RECORDER USE ONLY

THIS INDENTURE, made December 17, 1975, between ALAN R. ORSCHEL and NORA M. ORSCHEL, his wife, herein referred to as "Mortgagors," and THE NORTHERN TRUST COMPANY,

an Illinois banking corporation located 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 or holders being herein referred to as Holders of the Note) in the principal sum of FIFTY ONE THOUSAND AND NO/100ths (\$51,000.00) Dollars, evidenced by one certain Installment Note herein referred to as "Note" of the Mortgagors of even date herewith, made payable to HEARST and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date hereof on the balance of principal remaining from time to time unpaid at the rate of 8.75% per annum in installments as follows: FOUR HUNDRED TWENTY AND NO/100ths (\$420.00) Dollars on the 15th day of February, 1976 and FOUR HUNDRED TWENTY AND NO/100ths (\$420.00) Dollars on the 15th day of each 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 15th day of January, 2001.

All such payments on account of the indebtedness evidenced by said Note are to be first applied to interest on the unpaid principal balance and the remainder to principal and all of said principal and interest are to be made payable at such banking house or trust company in the City of Chicago, Illinois, as the Holders of the Note may from time to time in writing appoint, and in absence of such appointment then at the office of The Northern Trust Company in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this Trust Deed, and the performance of the covenants and agreement 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, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 1 in Block 6 in Dempster's Addition to Wilmette, a subdivision of Lots 20, 21, 22, 23, 24 and 25 in Baxter's Subdivision of part of the South Section of Ouilmette Reservation in Cook County, Illinois, all in Township 42 North, Range 13, East of the 7th Principal Meridian.

10.00

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

TOGETHER with all buildings, improvements, tenements, easements, fixtures and appurtenances hereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically 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 uses and trusts 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.

It is Further Understood and Agreed That

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements 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 free from encumbrances, or other liens or claims for tax and otherwise subordinate to the lien hereof; (3) pay when due any indebtedness which may be incurred by a lien or charge on the premises superior to the lien hereof, and upon receipt of which satisfaction of the charge of such prior lien is made or in favor of the Mortgagors; (4) reimburse within a reasonable time any building or building repair or of any other in process of construction or repair; (5) comply with all requirements of law or municipal ordinances in all respects to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinances or as authorized by the Holders of the Note.
2. Mortgagors shall pay before any benefit attaches all general taxes, and shall pay special taxes, special assessments, water charges, street opening charges, and other charges against the premises when due, and shall pay a within ten days (as fixed by Trustee or by Holders of the Note) after receipt thereof. 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 on and premises insured against loss or damage by fire, lightning, windstorm and such other hazards as contemplated by the Holders of the Note, and shall pay the cost of such insurance for payment by the Mortgagors; covenants of mortgage sufficient notice to pay the cost of insurance or to require the same or to give to said the Holders of the Note, or to the Holders of the Note, such rights as to be understood by the standard mortgage clause to be obtained by such parties, and they hereby irrevocably and irrevocably, by Holders of the Note, and in case of insurance claim to be made, shall deliver to said parties, including additional and correct receipts, by Holders of the Note, and in case of insurance claim to be made, shall deliver to said parties, including additional and correct receipts, by Holders of the Note, in case of loss. Trustee may, but need not, collect and receipt for the proceeds of any such insurance and apply the proceeds in reduction of the indebtedness secured hereby, whether due or not.

