



TRUST DEED

24483601

CITY OF CHICAGO THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT made May 23, 1978 between JOHN O'GORMAN and ANNIE T. O'GORMAN, his wife

herein referred to as "Mortgagor" and CHICAGO TITLE AND TRUST COMPANY an Illinois corporation doing business in Chicago, Illinois herein referred to as "Trustee"

THAT WHEREAS the Mortgagors are duly indebted to the Trustee in favor of the Trustee in the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) DOLLARS, plus interest, together with delinquency charges as therein provided; and...

57-137-205

NOW, THEREFORE the Mortgagors in consideration of the sum of One Dollar in hand paid to them, hereby acknowledge, 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 Village of Palos Park, Cook County, Illinois and STATE OF ILLINOIS.

- Of Lot 3 (except the North 150 feet) in Dowd's Subdivision of the West 35 acres of the North West quarter (except streets heretofore dedicated) of Section 34, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; and
Of the North 150 feet of Lot 3 in Dowd's Subdivision of the West 35 acres of the North West quarter (except streets heretofore dedicated) of Section 34, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

THIS INSTRUMENT PREPARED BY: WILLIAM HARTMAN 120 West Madison Street Chicago, Illinois 60602

*unless there is a default under the terms of the note and further provided that notwithstanding any term of this instrument to the contrary, all unpaid interest as well as base sum shall be paid on the date of demand. Said payments shall be made in such place 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 ALAN R. EDELSON AND ASSOCIATES, INC., in said City.

which, with the property hereinafter described is referred to herein as the "premises." TOGETHER with all improvements, fixtures, appurtenances, and appurtenances thereto, including and all rights, ways and easements therefor so long and during all such term as Mortgagee may be entitled thereto, which are placed primarily and on a parity with said real estate, and not secondarily and all fixtures, equipment or articles now or hereafter placed or to be placed thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restriction) the floor, walls, window shades, storm doors and windows, floor coverings, window blinds, awnings, doors and water heaters. All of the foregoing are declared to be a part of and to be attached whether physically attached thereto or not, and it is agreed that all personal, chattel, equipment or articles hereafter placed on 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 suits and benefits under and by virtue of the Homestead Exemption Law 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 and seal of Mortgagors the day and year first above written

JOHN O'GORMAN ANNIE T. O'GORMAN ALAN R. EDELSON, Notary Public in and for the County of Cook, in the State of Illinois. DO HEREBY CERTIFY THAT JOHN O'GORMAN and ANNIE T. O'GORMAN, his wife,

who are personally known to me to be the same persons whose names 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.

Gives under my hand and Notarial Seal this 25th day of May, 1978. Notary Seal Notary Public

24483601

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

1. Mortgages shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, to keep said premises in good condition and repair, without expense, and free from mechanics' liens or other liens or claims for lien not expressly subordinated to the lien hereof, (b) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon receipt of such satisfaction, evidence of the discharge of such prior liens to Trustee or to holders of the note; (c) complete within a reasonable time any building or improvements now or at any time in or on any of the premises upon said premises; (d) comply with all requirements of law or municipal ordinance in connection with the premises, and use the same to make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagee shall pay before any penalty attorney's fees, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagee shall pay in full when proper, in the manner provided by statute, any tax or assessment which Mortgagee may be liable to collect.

3. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and undetermined third party damage, where the lender is required by law to have its loan insured, under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holder 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 evidenced by the standard mortgage clause to be obtained in such policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance against fire, shall deliver renewal policies not less than ten days prior to the respective date of expiration.

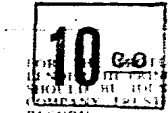
4. In case of default thereunder, Trustee or the holders of the note may, but need not, make any payment or perform any act herebefore required of Mortgagee, as aforesaid, and may, if deemed expedient, and may, if not so provided, make full or partial payment of principal or interest on prior encumbrances on the premises, and may, if deemed expedient, make full or partial payment of principal or interest on the premises, or redeem from any tax sale or foreclosure affecting said premises, any interest any tax assessment, or any other amount paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and may, if deemed expedient, take any action hereunder which action hereon authorized may be taken, shall, in case of the premises, pay reasonable compensation therefor, the said matter concerning which action hereon authorized may be taken, shall, if a state equivalent of the lien hereof, shall be deemed to be a lien securing the trust deed, if any, otherwise the prepayment rate set forth therein. In addition, Trustee or the holders of the note shall have the right to be subordinated to the lien hereof as a lien securing the trust deed, if any, otherwise the prepayment rate set forth therein.

5. The proceeds of any sale of any interest in the premises, or any other asset of the Mortgages, may be applied to the payment of taxes or assessments, may be applied to any other purpose authorized by law, and any amount so applied shall be accounted for to the accuracy of such bill, statement or estimate or into the registry of a tax assessor, and shall not be subject to any claim thereafter.

6. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and undetermined third party damage, where the lender is required by law to have its loan insured, under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holder 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 evidenced by the standard mortgage clause to be obtained in such policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance against fire, shall deliver renewal policies not less than ten days prior to the respective date of expiration.

7. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and undetermined third party damage, where the lender is required by law to have its loan insured, under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holder 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 evidenced by the standard mortgage clause to be obtained in such policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance against fire, shall deliver renewal policies not less than ten days prior to the respective date of expiration.

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MAIL TO
ALAN R. EBELSON AND ASSOCIATES, INC.
120 West Madison Street - Suite 1002
Chicago, Illinois 60604

PLACE IN REGISTER BOX NUMBER

CHICAGO TITLE AND TRUST COMPANY

USE RECORDER'S INDEX PURPOSE
INSERT STREET ADDRESS OF ABOVE
REGISTERED PROPERTY HERE
12017 South LaGrange Road
Palos Park, Illinois 60464

END OF RECORDED DOCUMENT