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TRUST DEED—Short Form (Ins. and Receiver)	FORM No. 831 September, 1975		GEORGE E. COLE® LEGAL FORMS
		24796601	· · · · · · · · · · · · · · · · · · ·
THIS INDENTURE, made this		day ofJANUARY	19_79_,
between OTTO L. DAHLGREN	and EDNA DAHLGREN, his w	ife,	
of the CITY o	f BERWYN	, County ofCOOK	
and State of ILLINOIS	, Mortgagor,		
and COMMERCIAL NATIONAL	BANK OF BERWYN, A Nation	al Banking Corporation	n
of the CITY c	f BERWYN	County of COOK	
and State ofILLIN	OIS, as Trustee,	-	
WITNESSETH THAT WHE	REAS, the said_Otto_LDahle	gren and Edna Dahlgrer	, his wife.
Q <sub>A</sub> ,		debted upon <u>one</u> princ	installment
the sum o TWENTY-FOUR THOUS	AND, THREE-HUNDRED, NINET	Y-SIX and NO/100(\$24,	396 1801 hrs, due
and payable as follows: 5th day of each and every that the firl payment of 1989.	month thereafter until s	aid note is fully pai	d, except
			eD /
with interest at the rate of 6.25 p	i on	D D	EED
with interest at the rate of 2222p		TRUST	
	O JUNI	OR	24
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n Y	118	÷	<b>/</b>
all of said notes bearing even date her	ewith and being payable to the order	er ( [	
	L NATIONAL BANK OF BERWI		
at the office ofCOMMERCIAL N	ATIONAL BANK OF BERWYN	104	·
or such other place as the legal he bearing interest after maturity at the	older thereof may in writing appo		Inited States, and
Each of said principal notes is i	dentified by the certificate of the tr	rustee appearii e hereon.	
NOW, THEREFORE, the Mor denced, and the performance of the formed, and also in consideration of unto the said trustee and the trus	the sum of ONE DOLLAR in ha	ontained on the Mongarur and paid, does CONVEY AN	part to be per- '.' WARRANT
County of COOK	and State of Illinois,	to wit:	C
Lot 4 and the South Fifteen Township 39 North, Range 1 Illinois.	n (15) Feet on Lot 3 in E 3, East of the Third Prin	Block 19, in Berwyn, S cipal Meridian, in Co	Section 31, sok, County,
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This instrument was prepared by Jo	seph L. Houdek, Customer	Service Officer	

Commercial National Bank of Berlyn 3322 South Oak Park Avenue, Berwyn

Illinois 60402

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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 waiving 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 Mortgager does covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and in said 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 surface no lien of mechanics or material men, or other claim, to attach to said premises, to pay all water taxes thereon as an when the same shall become due and payable and neither to do, nor suffer to be done, anything whereby the securit / hereby effected or intended so to be shall be weakened, diminished or impaired; to keep all buildings which may it must 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 (with extended cover grant for the full insurable value of such buildings for an amount not less than the amount of the indebtedness serared hereby and to cause such insurance policies, with the usual mortgage clause attached or other sufficient endorsemer. The deposited with trustee as additional security hereunder and upon failure to so secure and deposit such insurance policies, said trustee or the trustee's successors in trust, or the legal holder of the note or notes, or any of them, for the aforesaid purposes, or any of them, for the aforesaid purposes, or any of the m, or to remove encumbrances upon said premises or in any manner protect the title or estate hereby convey d. The xpended in or about any suit or proceedings in relation thereto, including attorneys' fees, shall with interes' tween at eight per cent per annum, become so much additional indebtedness secured hereby; but nothing hereic contrained shall render it obligatory upon said trustee or the trustee's successors in trust, or the legal holder of said ance or notes, to so advance or pay any such sums as aforesaid,

In the event of a breach of any of Lie classical covenants or agreements, or in case of default in payment of any note or notes secured hereby, or in ca e o default in the payment of one of the installments or interest thereon, and such default shall continue for thirty (3') days after such installment becomes due and payable, then at the election of the holder of said note or notes or any of them, the said principal sum together with the accrued interest thereon shall at once become due and pay ole: such election being made at any time after the expiration of said thirty (30) days without notice, and thereup a the legal holder of said indebtedness, or any part hereof, 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 cour in which such complaint is filed, may at once and without notice appoint a receiver to take possesssion or charge of and p emises free and clear of all homestead right on interests, with power to collect the rents, issues and profits thereoi, during the pendency of such foreclosure suit and until the time to redeem the same from any sale made under any decree foreclosing this trust deed shall expire, and in case proceedings shall be instituted for the foreclosure of this trust deed, all expenses and disbursements paid or incurred in behalf of the plaintiff, including reasonable a torue s' fees, outlays for documentary evidence, stenographers' charges, costs of procuring a complete abstract of title, or commitment for title insurance, showing the whole title to said premises, embracing such foreclosure decree, in it 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 this tust deed, and such proceedings shall not be dismissed or a release hereof given until all such fees, expenses and discussements and all the costs of such proceedings have been paid and out of the proceeds of any sale of said pr mises that may be under such decree of foreclosure of this trust deed, there shall be paid, First: All the cost of such such advertising, sale and conveyance, attorneys', stenographers' and trustees' fees, outlays for documentar, except and costs of such abstract and examination of title. Second: All moneys advanced by the trustee or the 'us'le's successors in trust or the legal holder of said note or notes, or any of them for any other purpose authorized a rus trust deed, with interest on such advances at eight per cent per annum. Third: All the accrued interest remaining mapaid on the indebtedness hereby secured. Fourth: All of said principal sum remaining unpaid. The overplus of the proceeds of sale shall then be paid to the Mortgagor or to his legal representatives or assigns on reasonable 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 Mortgagor's part, the Mortgagor hereby waives all right to the possession, income and rents of said premises, and it thereupon shall be lawful for the trustee or the trustee's successors in trust, to enter into and upon 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 premises thereunder, all policies of insurance provided 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 protected to the same extent and in like manner as the interest of the legal holder of the note or notes herein described is protected by such policies.

Upon full payment of the indebtedness aforesaid and the performance of the covenants and agreements here-inbefore made by the Mortgagor, a reconveyance of said premises shall be made by the said trustee, or the trustee's successors in trust to the Mortgagor upon receiving reasonable charge therefor, and in case of the death, resignation,

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or removal from said	COOK	County, or other	inability to act of said to	ustee, when a
action hereunder may be re	quired by any per	son entitled thereto, then .	Chicago Title Insu	rance_Comp
hereby appointed and made	e successor in	rust herein, with like pow	ver and authority as is h	ereby vested
said trustee.				
"Legal holder" referred notes, or indebtedness, or a		clude the legal holder or h of said certificate of sale a		
the Mortgagor herein shall ( legal representatives and assi	extend to and be b			
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Aportio &				01
WOLLDN'S			U <sub>JC</sub>	
WITNESS the hand 8 a	and seal 8. of the	Mortgagor, the day and ye	ar first above written.	
Carlo Carrette Carret				
	(	JUL STE		(0 <u>D</u> 11)
		OTTO L. DANLGREI	1	(SEAL)
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		EDNA DAHLGREN	ahlgren	(SEAL)
gazta da se esper			· • • • • • • • • • • • • • • • • • • •	(SEAL)
				(SEAL)
			·	(SEAL)
		The note or notes mention	ned in the within trust dee	d have been
		identified herewith under	Identification No.	,
		. •	Trustee	

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<u> </u>	STATE OF ILLINOIS 1979 JAN ID AN IO 41  COUNTY OF COOK 1979 JAN ID AN IO 41  COUNTY OF COOK 1979 JAN ID AN IO 41	College >
	I,CINDY A. GRITIS JAN-10-79 2.0.1, 9 Nogary Public Top of God Gor said County fin the	he 12.15
	State aforesaid, DO HEREBY CERTIFY that OTTO L. DAHLGREN and EDNA DAHLGREN, his wife,	_
	personally known to me to be the same person_8 whose name8 are subscribed to the foregoing instrument	→ it,
	appeared before me this day in person and acknowledged that they signed, sealed and delivered the sa	
	instrument astheir_ free and voluntary act, for the uses and purposes therein set forth, including the release ar	į.
5	waiver of the right of homestead.	
0,	Civen anise to Hand and official seal this 5th day of January , 1979	
^	Night A Freta	-
	Copy of Physic Linuary 24, 1982	
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	and Ream LGREN, hil To ONAL B ing Co a Aven Park Fark Es 6040	GEORGE E. COLE. LEGAL FORMS
×	Irust Deed Insurance and Receiver Insurance and Receiver To EERCIAL DAHLGREN and TO TO EERCIAL NATIONAL BANK OF ES OF PROPERTY: 1. South Grove Avenue TO: WITH ILLINOIS 60402 2 SOUTH OAK PATE AVENUE WHENCIAL NATION: PATE AVENUE WHENCIAL NATIONS 60402	GEORG LEGA
D0X	Insur. Insur. TO L. TO L. TO L. South South N, IL	Mr.
	Irust Deed Insurance and Receiver  OUTO L. DAHLGREN and EDNA DAHLGREN, his wife  TO GOOWERCIAL NATIONAL BANK OF BERWY ADDRESS OF PROPERTY: 3504 South Grove Avenue Berwyn, Illinois 60402  MANL TO: GOOMERCIAL NATIOW: RAWK OF BERWYN 3322 SOUTH OAK PATA AVENUE HERWYN, ILLINOIS 60402	ATUN: Mr. J.L. Hondek, C.S.O. GEORGE E COLE* LEGAL FORMS
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END OF RECORDED DOCUMENT