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TRUST DEED—Short Form 24968 (Ins. and Receiver)	8935	FORM No. 8 JANUARY, 19	131 968	Reorder Fr	Stock Form 9112 om Typecraft CoChlcago
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THIS INDENTURE, made this	11th_		day of	May	19.79,
between ORLAND M. NICHOLS				<u> </u>	
of the of	of care B	erwyn	County of	and the Cook	<u>nusire he did stodood,</u> khe doaith, rusigensiion,
and State of			s pareminator al		and agreements here-
ommercial National Ba	ank of B	erwyn, a Na	tional Bankir	g Corporat	lon uer se me mister:
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			M. Nichols 8	ınd Linda C	n'ercelve and collect
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BOOK COUNTY, ILLIN	01S	ecti Bişq aaq	ost of the pressu	्यक्त स्थापन स्थापन स्थापन	erperseliand disburse- of skid premises that
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with interest at the rate of 10.00 per lowever, if all or any part	cent per ar	nnum, p. vable	six (6) mont	hs from da	te: (Led us positive of 1966)
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all of said notes bearing even date here	with and be	ing payable to t Bearer	he order of		16-
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at the office of commercial w	r thereof m	nay in writing a	ppoint, in lawful	money of the	United ways, cand-
bearing interest after maturity at the ra	te of start	per cent per a	inum. 96 (1954)	CC 10 (150)	यत्नमेत्रः पर्याप्तस्य अस्ति। स्थापनाः पर्यापन्ति
Each of said principal notes is ide	entified by t	the certificate of	f the trustee appe	aring thereon.;	to become for sever-
NOW, THEREFORE, the Morig denced, and the performance of the co formed, and also in consideration of the unto the said trustee and the trustee	gagor, for the sum of Cee's success	he better securi id agreements h ONE DOLLAF sors in trust,	ng of the said inde- erein contained on the hand paid, de- the following des	n the Mortgag oes CONVEY cribed real e	che said note in Weller per AND: WARRANT state situate in the committee and the comm
county of <u>Cook</u> ot 14 in Columbia Woods, a.		and State of	IIIIOIB-	to 1	Mitt ingraphy the selection
ot 14 in Columbia Woods, a. /4 of Section 32, Township Fridian, in Cook County, 11	38 North	ı, Range 12	East of the	third Princ	Cipating and the
Trigether with all the tenement- probes there a large and district apprious and all interest new to ac- lead, and all the senter print, the sec and salving oil rights under and the AIV. TO 160, O the same onto the purposer, and upon the tenest herein	nassires, e last shell fo d'instruct e sirtite (el 1 suid (triste	egnera 7 11478. sreether 12 pae é los Aferquege úte stempiloud	scoperations. nd in ent building r of la and to si Exposition Entra	Regiong, giring I now of hore aid land, hovel aid the State &	neithadar and llitige alice storiding sig ead, as eastanish colonidi Clitinain pro Mary

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 aiving 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.

Ap , th: Mortgagor does covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and is in it i become dv. and payable and to keep all buildings at any time situated on said premises in good repair and to suffer no lien of mech nic or material men, or other claim, to attach to said premises; to pay all water taxes thereon as and when the same sink frome due and payable and neither to do, nor suffer to be done, anything whereby the security hereby effected or intermed so to be shall be weakened, diminished or impaired; to keep all buildings which may at any time be situated a poil said premises insured in a company or companies to be approved by the trustee and the trustee's successors in wast, or the legal holder of said note or notes, against loss or damage by fire for the full insurable value of such buildings fc. at amount not less than the amount of the indebtedness secured hereby and to cause such insurance policies, with the us at mortgage clause attached or other sufficient endorsement, to be deposited with trustee as additional security her under and upon failure to so secure and deposit such insurance policies, said trustee or the trustee's successors in trust, or 'ae let al holder of the note or notes, is hereby authorized to procure the same, and all moneys which may be advanced by said trustee or the trustee's successors in trust, or by the legal holder of said note or notes, or any of them, for the afc resaid purposes, or any of them, or to remove encumbrances upon said premises or in any manner protect the the one estate hereby conveyed, or expended in or about any suit or proceedings in relation thereto, including attorney ' fe is shall with interest thereon at seven per cent per annum, become so much additional indebtedness secured hereby: on nothing herein contained shall render it obligatory upon said trustee or the trustee's successors in trust, or the legal holder of said note or notes, to so advance or pay any such sums as aforesaid.

In the event of a breach of any of the aforesaid covening of agreements, or in case of default in page note or notes secured hereby, or in case of default in the pay ner. of one of the installments of interest line on, and such default shall continue for thirty (30) days after such install nent 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 payable; such election being made at any we after the expiration of said thirty (30) days without notice, and thereupon the legal holder of said indebtednes, o any part thereof, or said trustee or the trustee's successors in trust, shall have the right immediately to foreclose the crust deed and upon the filing of a complaint for that purpose, the court in which such complaint is filed, may at once ar a without notice appoint a receiver to take possession or charge of said premises free and clear of all homestead rig its or interests, with power to collect the rents, issues and profits thereof, during the pendency of such foreclosure suit and upon the time to redeem the same from any sale made under any decree foreclosing this trust deed shall expire, and a case proceedings shall be instituted for the foreclosure of this trust deed, all expenses and disbursements paid or prograd in behalf of the plaintiff, including reasonable attorneys' fees, outlays for documentary evidence, stenograp' ers' charges, costs of procuring a complete abstract of title, showing the whole title to said premises, embracing su h foreclosure decree, shall be paid by the said Montgagor, and such fees, expenses and disbursements shall be so much at the innel indebtedness secured hereby and shall be included in any decree entered in such proceedings for the force of this trust deed, and such proceedings shall not be dismissed or a release hereof given until all such fees, expenses and a bursements and all the cost of such proceedings have been paid and out of the proceeds of any sale of said remi es that may be made under such decree of foreclosure of this trust deed, there shall be paid, First: All the cost of sur a suit, including advertising, sale and conveyance, attorneys', stenographers' and trustees' fees, outlays for documentar, evidence and costs of such abstract and examination of title, Second: All moneys advanced by the trustee or the tr successors in trust or the legal holder of said note or notes, or any of them for any other purpose authorized in this trust deed, with interest on such advances at seven per cent per annum. Third: All the accrued interest remaining unpaid 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 hereinbefore 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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Thuss DEED short Floor 24968935

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STATE OF Illinois Cook	-} ss. 24968935	and the state of t
COUNTY OF COOK	alcaithed hereigh nuder blendiesthn No.	
Thelma I. Kendzora	a Notary Public in and for said County, in the	
State aforesaid, DO HEREBY CERTIFY that	Orland M. Nichols and Linda C. Nichols, his wife,	
are ·	A MARKET CONTRACTOR OF THE CON	1
personally known to me to be the same person.	s whose name s are subscribed to the foregoing instrument,	
	acknowledged that they signed, scaled and delivered the said	
	t, for the uses and purposes therein set forth, including the release and	
waiver of it e ri ht of homestead.		
Given ur a rry hand and notarial seal this	11th day of May 19 79	· · · · · · · · · · · · · · · · · · ·
TO THE STATE OF TH	ing - Norgraphy, one day and year in a Strong relitation - 19 and 19	States 45
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END OF RECORDED DOCUMENT