

Acct. No. 15100379

25747169

TRUST DEED (MORTGAGE)

THIS INSTRUMENT, dated November 18, 1980, between Mark L. Trollan

of the city of Chicago, County of Cook, State of Illinois... CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO...

WITNESSETH

Will know pursuant to the provisions of a certain Retail Installment Contract... Norm's Heating & Air Conditioning... \$156.61... 30 days after the Completion Date...

Now, to better secure the payment... the Grantors hereby CONVEY and WARRANT to the Trustee the following described real estate... Lot 29 in the Subdivision of Lot 3 and part of Lot 2 in Block 9 in Sheffield's Addition to Chicago...

(This is a Junior Lien) subject to that certain mortgage from Aetna Bank dated September 15, 1980 and recorded September 16, 1980, as document no. 25584725.

together with all improvements, tenements, easements, fixtures and appurtenances now or hereafter thereto belonging, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto...

The Grantors covenant and agree: (1) to pay said indebtedness... (2) to pay, before any penalty attaches... (3) within sixty days after any destruction or damage... (4) that waste to the premises shall not be committed or suffered... (5) to keep all buildings and other improvements now or hereafter on the premises insured...

The Grantors further agree that, in the event of any failure to insure, or pay taxes or assessments, or pay the indebtedness secured by any prior encumbrances, either the Trustee or the legal holder of the Contract may, from time to time, but need not, procure such insurance...

The Grantors further agree that, in the event of a breach of any of the aforesaid covenants or agreements, or of any covenants or agreements contained in the Contract, the indebtedness secured hereby shall, at the option of the legal holder of the Contract, without demand or notice of any kind, become immediately due and payable...

The Grantors further agree that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof (including reasonable attorney's fees, outlays for documentary evidence, stenographers' charges and cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree) shall be paid by the Grantors...

The Trustee shall, upon receipt of its reasonable fees, if any, for the preparation of such release, release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid...

The lien of this Trust Deed is subject and subordinate to the lien of any prior encumbrance of record on the premises. The term "Grantors" as used herein shall mean all persons signing this Trust Deed and each of them...

All obligations of the Grantors, and all rights, powers and remedies of the Trustee and the holder of the Contract, expressed herein shall be in addition to, and not in limitation of, those provided in the Contract or by law.

WITNESS, the hands and the seals of the Grantors as of the day and year first above written. [Signature of Mark L. Trollan] (SEAL) (SEAL)

This instrument prepared by: George Schwertfeger, 231 South LaSalle, Chicago, Illinois 60693 (Name and Address)

25747169

1230 3590 R-4/76

UNOFFICIAL COPY

1981 JAN 22 PM 1 34

STATE OF ILLINOIS)

) SS

JUN-22-81 5 08 05

257471

10.00

COUNTY OF)

I, a Notary Public in and for the State and County aforesaid, do hereby certify that Mark Trollan

personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he (she, they) signed and delivered said instrument as his (her, their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4th day of December, 19 80.

My Commission Expires:

October 10, 1983

James A. [Signature]
Notary Public

Property of Cook County Clerk's Office

25747169



CONTINENTAL ILLINOIS NATIONAL BANK
CONSUMER CREDIT DIVISION
231 SOUTH LA SALE STREET, CHICAGO, ILL. 60604

END OF RECORDED DOCUMENT