

March 29,

86

between Robert E. Wrench and Nabel Wrench
his wife in joint tenancy
1139 N. Spaulding, Chicago, IL
for and behalf of
Commercial National Bank
4800 N. Western, Chicago, IL

become related to as "Holder" without which there shall be no Mortgagor, the party indebted to the legal holder of a principal promissory note, known as Judgment Note, it is agreed by herewith succeeded by others as may be possible. It is also agreed and intended that the whole Mortgagee's option to fore the principal sum of
Dollars and interest from **May 7, 1986** until the day of the month
per annum, subject to payment in full, hereinafter, at the rate of **One**
Dollars on the 7th day of June 1986 and One hundred
the **7th** day of each and every month thereafter until paid in full.
sums due on the **7th day of July 1986** and so on to be accrued and a good debt shall remain unpaid, and for the same to be paid in full
the extent not paid when due, it is agreed that the said **Commercial National Bank 4800 N. West**
made payable at **Commercial National Bank 4800 N. West**
holder of the note may foreclose to time, and in which case the principal sum remaining unpaid thereon together with accrued interest, costs, and expenses, in case default shall occur in the payment, whereof, if any judgment or final judgment or decree and execution for three days in the period of time of whether it occurs at or before the expiration of and three days without notice to the parties concerned, may be pro-
picted.

Los 95 in E.W. Herrick's Subdivision of Block 6 in the Superior Court Partition
of the East ½ of Section 2, Township 35 North, Range 13 East of the Third Principal
Meridian, commonly known as 1139 N. Spaulding, Chicago, Cook County, Illinois

Fax ID# 16-02-410-006 JP

that with the polymer being fully described is referred to here as the "primary".

DEAL WITH ALL IMPROVEMENTS It is important to consider what improvements may be made to the house and modify the rest for selling, and during all such times as Montgomery may be entitled to do so, which events, causes and/or are caused by him or a party with and/or his wife, and not secondarily, and all fixtures, fixed and equipment or articles, now or hereafter, the case of there being a sale, or by gas, water, light, power, tel operator and air conditioning (whether single units or common systems), and ventilation, including, without limitation, the foregoing, screen windows, storm windows, storm doors and windows, floor coverings, under beds, door sills, door knobs, etc., all other fixtures, decorations and general to be used in the house, including, without limitation, the place where attached thereto, and any other fixtures, decorations and general to be used in the house, which may be attached to, or in the premises by Montgomery or the company, or any other person, and the same shall be removed by him at his own expense.

DEFINITION AND PURPOSE This provision defines certain key terms used in this Agreement, including the term "Intellectual Property Rights".

Robert F. French and Noble French

This final bleed summary of two pages, the contents, conclusions and perspectives appearing on page 1 of the report under the heading *Final bleed* are incorporated herein by reference and hereby are made a part hereof the same as though fully set forth in full and shall be binding on the preparer. These bleed, successors and assigns.

With such friends and such old Mates over the door, who
Wise Mable
Mable wrench

*Rakete Wren
Robert E. Wrench*

Montgomery, 1960, *Cork*

THE ST. LOUIS HERALD

Hubert E. French and Nable French his wife in joint tenancy
personally known to me to be the same persons whose names appear to have been submitted to the foregoing instrument
appeared to me to be the true and correct persons to whom the signature they signed was and deserved the said instrument. Their
rightful agents and attorneys.

Appendix B: Sample

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Mary E. and Allen W. Rieke 111 West Webster, 2116003
Commercial National Bank 2800 N. Western, Chi., IL 60625

What does it mean?

2018 RELEASE UNDER E.O. 14176

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Digitized by srujanika@gmail.com

1. Mortgagor shall (1) keep said premises in good repair, and, when and, 12) 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 from becoming a loss or being in favor of the United States or other heirs or claim for less than expressly authorized to the lessor hereof, (3) pay when due any indebtedness which is assessed by a tax or charge on the premises superior to the lessor hereof, and upon notice exhibit satisfactory evidence of the discharge of such prior tax to lessor or to holder of the note, (4) complete within a reasonable time any building now or at any time in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (6) make no material alterations in said premises except as required by law or unexpired leasehold or as previously computed to be written by the trustee or holders of the note.

2. Mortgagor shall pay before any legally attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer charges, and other charges against the premises when due and shall upon written request, furnish to Trustee or to holders of the note, or to original or original record therefor, to prevent default hereunder Mortgagor shall pay in full under protest, in the manner provided by law, any judgment which his signature may desire to contest.

3. Mortgagor shall keep all buildings, and improvements, now or hereafter situated on said premises insured against loss or damage by fire, lightning and elsewhere under policies providing for payment to the insurance companies of money sufficient either to pay the cost of replacing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders 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 certificate clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance above to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Trustee or the holders of the note may, but need not, make and recover any act heretofore required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest or prior accrued interest, if any, and purchase, discharge, compensation or settle any tax item or other price law or title or claim thereof, or收回 from any and in the sole or the trustee affecting and premises or collect any tax or assessment. All amounts paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorney's fees, and any other money advanced by Trustee or the holders of the note to protect the mortgaged premises and the lessor hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be an such additional indebtedness secured hereby, and shall become immediately due and payable with all interest and all interest thereafter on the rate of nine percent per annum, commencing when Trustee or the holders of the note shall have so considered as a

5. The Trustee or the holders of the note hereby secured making any payment before acceleration relating to taxes or assessments, may do so according to any bill, statement or estimate prepared from the appropriate public office in least monthly and the amount of such full statement or estimate or may do the holding of any tax, assessment, sale, forfeiture, tax lien or like or like thereof.

6. Mortgagor shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the request of the trustee of the principal note, and without notice to Mortgagor, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case of death shall occur, and continue for three days in the performance of any other agreement of the Mortgagor herein contained.

7. When the indebtedness hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lessor hereof and shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any suit to foreclose the lessor hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenses, costs and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorney's fees, Trustee's fees, appraiser's fees, costs for documents and expert evidence, commissioners' charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree for recovering all such amounts of note, title searches and examination, guarantee policies, Trustee certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such action or evidence to holders of note which may be had pursuant to such decree the true valuation of the title as in value of the premises. In addition, all expenditures and expenses of the nature of this paragraph mentioned shall become an such additional indebtedness secured hereby and shall bear interest thereon at the rate of nine percent per annum, when paid or incurred by Trustee or holders of the note in connection with the action suit or proceeding, including but not limited to purchase and handling fees, percentage, to which either of them shall be a party either as plaintiff, claimant or defendant. By reason of this Trust Deed or any indebtedness created or caused or the preparation for the commencement of any suit or the institution of any other action of such right to foreclose whether or not actually commenced, or for preparing for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

8. All or portions of any foreclosure sale of the premises shall be deducted and applied in the following order of priority. First, on account of all costs and expenses incident to the repossessing procedure, in full, and such items as are specified in the preceding paragraph hereto, second, all taxes items which under the laws thereof constitute secured indebtedness additional to that evidenced by the note herein secured with indebtedness as herein provided; third, all principal and interest remaining unpaid, fourth, any encumbrances to Mortgagor, their heirs, legal representatives assigns as their rights may appear.

9. Within six months after the filing of a complaint by foreclosing this Trust Deed, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after a final judgment, without regard to the amount or indebtedness of Mortgagor or the time of application for such receiver, and without regard to the fair value of the premises or whether the same shall be then occupied as a home or not and the trustee hereunder may be appointed as a receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the presidency of such foreclosure suit and in case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further period when Mortgagor, except by the intervention of such receiver, should be entitled to it. But such rents, issues and profits, and all other powers and rights necessary or are usual in such cases for the protection, preservation, control, management and operation of the premises during the whole of said period. The Court shall cause to be made that authorizes the receiver to apply the net income in his hands in payment in whole or in part of all the indebtedness secured hereby, or to enter decree foreclosing this Trust Deed or any tax, special assessment or other lien which may be or become superior to the lessor hereof or all such debts, provided such application is made prior to such future sale. (2) the debt is not in case of a sale, is defunct.

10. No action for the enforcement of the lessor of this Trust Deed or of any other hereof shall be brought to determine which would not be paid and available to the party instituting same in an action of law against the lessor hereof secured.

11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence or quality of the premises nor shall he be obligated to record this Trust Deed or to receive any power herein given unless expressly designated by the person giving, nor be he or his acts or omissions responsible, except in case of gross negligence or misconduct on that of the agent or employee of Trustee, and in no way impair his indemnities hereinabove so long before executing his power herein given.

13. Trustee shall release this Trust Deed and the lessor hereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, and Trustee shall receive and deliver a release dated as and at the request of any person who shall file before or after maturity thereof, provide and cause to be made to Trustee the principal note, representing that all indebtedness hereby secured has been paid, which representation Trustee shall accept as true in those respects. When a release is requested of a successor trustee, such successor trustee may accept as the premises note herein described and, if such note bears a certificate of identification pertaining to be executed in a prior trustee hereunder or which conforms in substance with the note herein contained of the principal note and which person to be executed by the person herein designated as the maker of the note and, if the release is requested of the original trustee and he has executed a certificate on any instrument identifying same as the note, but note described herein, he may accept as the genuine principal note herein described any note which may be presented, and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the person herein designated as maker above.

14. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall also include his heirs, personal and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND
LENDER, THE NOTE SECURED BY THIS TRUST DEED
SHOULD BE MINTED BY THE TRUSTEE, BEFORE THE
TRUST DEED IS FILED FOR RECORD.

15. The instrument Note mentioned in the writing Trust Deed has been

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