## UNOFFICIAL CO

GEORGE E. COLE® LEGAL FORMS

FORM No. 206 May, 1969

TRUST DEED (Illingis)
For use with Note Form 1448
(Monthly payments including interest)

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The Above Space For Recorder's Use Only

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IMPRESS SEAL HERR personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowedged that L. h. signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  ADDRESS OF PROPERTY: 6021 S. Parnell Ave. 6021 S. Parnell Ave. 70621 S. Parnell Ave. 70622 S. Parnell Ave. 70623 S. Parnell Ave. 70624 S. Parnell Ave. 70623 S. Parnell Ave. 70624 S. Parnell Ave. 70624 S. Parnell Ave. 70624 S. Parnell Ave. 70625 S. Parnell Ave. 70625 S. Parnell Ave. 70626 S. Parnell Ave. 70626 S. Parnell Ave. 70627 S. Parnell Ave. 70627 S. Parnell Ave. 70627 S. Parnell Ave. 70628 S. Parnell Ave. 70628 S. Parnell Ave. 70628 S. Parnell Ave. 70628 S. Parnel	IMPRESS SEAL HERE  IMPRESS SEAL HERE  Dersonally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknow edged that L.D.  free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  ADDRESS  OF PROPERTY:  OBJECT  NOTATIONAL BANK  ADDRESS  ONLY AND IS NOT A PART OF THIS  OBJECT  OBJECT		BELOW			•		••		6	*Seal	
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## <del>UNOFFICIAL CO</del>

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complex within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, 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 helders of the note the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtences secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payed 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 of the interest of the holders of the note, such rights to be ordered to each noticy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of its urran about to expire, shall deliver a notice is not less than ten days prior to the respective dates of expiration.
- 4. In case, a default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgago, any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrance, if my, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any fax sale e.f. for me affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note te.f. to te.f. the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorize my be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and tittle iteres thereon at the rate of seven per cent per annum. Instea or holders of the note shall never be considered as a waiver of ..., ri., a secruing to them on account of any default hereinder on the part of Mortgagors.

  5. The Trustee or the holders of the note hereby secured making any payment hereinder on the part of Mortgagors and the procured from the appropriate public office without inquiry into the accuracy of such bill, statement of eximate or into the validity of my six, assessment, sale, forfeiture, tax lien or title or claim thereof.

  6. Mortgagors shall nay each little forms of more interesting the payment hereby and procured the payment hereby.
- notes of estimate of timo are validity of [n°] as, assessment, sale, forfeiture, tax hen or title or claim thereof.

  6. Mortgagors shall pay each item of indo! dness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal sole, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or is the frust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall be some distributed 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 lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any the facetose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorness' fees, Trustee's fees, appraiser's fees, outlays for doctomer care and expert evidence, stenographers' charges, publication costs and costs which may be estimated as to items to be expended after entry of ried creep of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar data and two news with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to proceate such suit or to evidence is one in sale and appropriate to such decree the true condition of the title to or the value of the premises. In addition, all expensive sets and sale than the may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, all expensive sets and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately distance and expenses of the nature in this paragraph mentioned shall be probable and bankruptey proceedings, to which either of them shall be a party either. I partially, claims or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the comment ment of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and apply in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are y entitioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional of the evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest tremaining unpaid, fourth, or you plus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this Trux Deed, the Court is which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, with or legard to the solveney or involveney of Mortgagors at the time of application for such receiver and without regard to the then value of the premises of the tension which the trustee hereinder may be appointed as such receiver. Such receiver she have power to collect the rent, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a clinician, control, management and operation of the protection, as well as during any further times when Mortgagors, excer for the intervention of such receiver, would be untitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The foreign of the protection of the protectio
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any defen a value not ood and available to the party interposing same in an action at law upon the note hereby secured.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto (h. I mitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omis ion hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require indemn the satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the tien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee herprincipal note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof, and where the clease is requested of the original trustee and he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine principal note herein described any note which have be presented and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as makers thereof.
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall

been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee, shall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the county in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons 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 IDENTIFIED BY THE TRUSTEE, BEFORE THE
TRUST DEED IS FILED FOR RECORD.

The	Installment	Note	mentioned	in	the	within	Trust	Deed	has	been	
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