GEORGE E. LEGAL FO		May, 1969	1					• .		
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Ti For (Monthi)	RUST DEED () r use with Note i r payments Incl.	llinois) 19 form 1448 uding interest)	7 JUL 19 A JU		2.63712	• 215	50005 4	A E	ia -	5.
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· · ·	21 550					•	Recorder's Us			
THIS INDEN		July 9		19(,	between Arr		<u>'arker an</u> herein 1			
			llinois Banl							
herein referred termed "Instal	I to as "Trust Iment Note,"	ee," witnesseth of even date	: That, Whereas herewith, executed	Mortgagors i by Mortga	are justly indeb gors, made pay	ted to the leader to Bea	egal holder o rer	of a principa	l promis	sory note
			agors promise to p			. tq 		data h	-	
on the balance	of principal	remaining from	time to time unp	paid at the r	ate of6_	per cent	per annum,	such principa	ıl sum an	d interes
			One hundre							
on the more	in multi day of each th all be due on	ples there rand every mo the <u>14th</u>	-19 71 , and eof onthe thereafter untured day of July	il said note i	is fully paid, exc 1978 ; all si	ept that the f	inal payment s on account	of principal	and inter	est, if no
by said note to	o be applied fi ments constitu	rst to accrued ting principal,	and unpaid interest to the extent not	st on the uni t paid when	paid principal ba due, to bear in	lance and the terest after t	e remainder t he date for p	o principal; t	he portio	n of each
per c	or at such	other place as	payments being ma the legal holder o	f the note ma	ay, from time to	time, in writ	ing appoint, v	vhich note fu	rther pro	vides tha
or nter st in accontainer in h	due and payab cordance with is Trust Deed	le, at the place the terms ther (in which even	i without notice, the of payment aforest of or in case defa t election may be for payment, notice	aid, in case de ult shall occu made at any	fault shall occur ir and continue t time after the ex	in the payme for three day xpiration of s	ent, when due s in the perfo said three day	, of any insta rmance of ar	ilment of ny other a	principa greemen
NOW T'.	'RI FORE, to	secure the pay	ment of the said d of this Trust D	principal sur	n of money and	interest in	accordance v	vith the term	ns, provis	ions and
Mortgagors to Mortgagors by	thuse prusents	and also in a CONVEY and	consideration of the WARRANT unterstates, situate,	he sum of (to the Truste	One Dollar in hee, its or his suc	and paid, the	e receipt who	ereof is here	by acknownibed Rea	owledged al Estate
	of bridg		COUNTY O				AND S	TATE OF I	LLINOIS	, to wit
	Lot 230 :	i Gi Ibert	and Wolf's	Bridgev	iew Garden:	s Unit No	o. 2 a su	bdivisio	n .	
	Township	30 North	North half	East of :	the Third 1	Principal	Meridia	n accor	d=	
							+ 1.0000	.,	-	
	ing to the	ne plat /h	ere of record	ded May	16, 1950 as	documer	1t 140020	50, in		٠,
	ing to the	ne plat h	ere of record	ded May	16, 1950 as	documer	it 140020	50, in		1.
	ing to the	ne plat /h	ere of record	ded May	16, 1950 as	s documer	it 140020	50, in	**	·!
which, with the	ing to the Cook Cour	ne plat h	ere of record	ded May	16, 1950 as			•		-
TOGETHE	cook Cour	einafter describ	ere of record	nerein as th	e "premises,"	to belonging.	and all rents	issues and r	profits the	ereof for
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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

- 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) complete 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 holders 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 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 mortgage 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 about 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 any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfettine 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 to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much applicational indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of the protection of Trustee or holders of the note shall be some immediately due and payable without notice and with interest thereon at the rate of the protection of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do rding to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, state-estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- o. to gagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof.

 At the lec.'s not the holders of the principal note, and without notice to Mortgagors, all unpain indebtedness secured by this Trust Deed shall, notwiths...dig a writing 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 in ', 'st, or in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein container.'
- 1. When the actedness 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 lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcer and a mortgage debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree if any all appenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys fees, Trustee's fees, ar miser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to "repended after entry of the decree) of procuring all such abstracts of title, title scarches and examinations, guarantee policies, Torrens cert actes, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to pre ceute si h suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, all expenditures and expenses of the nature in this paragraph may induced shall become so much additional indebtedness scale at reby and immediately due and payable, with interest thereon at the rate of size in per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, so where the premises of the note in the paragraph may be a paragraph and proceedings, including but not limited to probate and bankruptey proceedings, so where the premises of the note in the connencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually comment of the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose wh
- 8. The proceeds of any foreclosure sale of the previses ships distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceeding including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute sourced includes additional to that evidenced by the note hereby secured, with interest therefor as herein provided; thing, all principal and interest therefore on as herein provided; thing, all principal and interest therefore on as herein provided; thing, all principal and interest therefore on as herein provided; thing, all principal and interest therefore on as herein provided; their, all principal and interest therefore on as herein provided; their, all principal and interest therefore on as herein provided; their heirs, legal representatives or assigns as their rights may appear.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof snall e subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secure.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonal turn, and access thereto shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall T ustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be like for a not of missions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he has a require indemnities satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evience to at all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the requisit of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all independently secured has been paid, which representation Trustee may accept as true without inquiry where a release is requested of a success of the success of 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 on the principal note and which purports to be executed by the persons herein designated as which the conforms in substance with the described herein contained of the principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note herein described herein contained of the principal note herein described herein contained of the principal note herein described herein contained of the principal state 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 have

been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee. Chicago Title & Trust 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 screen the state of the county in which the premises are situated shall be second Successor in Trust premiser are state that did not all the premisers are stated that the premiser are stated to the state of the premiser are stated to the state of the premiser are stated to the state of the state of the premiser are stated to the state of the premiser are stated to the state of the state o

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.

The Installment Note mentioned in the within Trust Deed has been

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.

4

identified herewith under Identification No Argo State Bank, an Illimora Banking Corporation

Senior Vice President