## UNOFFICIAL COPY

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on the 1. day of each and every monith therefore until said note is fally paid, except that the final payment of principal and interest, if some pair, shall be due to the 1st. and on the said principal stands on the said and the said of the said pair of the said payments on account of the indebtedness evidence of each of said me allimps constituting payment thereof, at the rat 7-5 percent of paid when due, to bear interest after the date for payment thereof, at the rat 7-5 percent of paid when due, to bear interest after the date for payment thereof, at the rat 7-5 percent of paid when due, to bear interest after the date for payment thereof, at the rat 7-5 percent of paid when due, to bear interest after the date for payment thereof, at the rat 7-5 percent of paid when the part of payment the said payment and all such comments on each of the said payment and a stand bear the part of the said payment and a stand bear of payment and a constitution of the said payment of payments of the said payment of payment of the said payment of payment of payments thereon, except and said of their extent, right, till and all of their extent, right, till and all control the said payment of payment	LEGAL FORMS	May, 1969	- 6	the D		
THIS INDENTURE, made. Sentember 9.  19.71. between Adrian II. which y Linda Minick, his in the Above Space for Recorder's Use Conf. Minick of the Conf. of the date hereofth case of the case case of the date hereofth case of the case date hereofth case of the case date hereofth case of the case of the date hereofth case of the date hereofth case of the date hereofth case of the case of the date hereofth case of the case of the date hereofth case	TRUST DEED (Illi	nois) 1971 S	EP 21 AM 9	30~		
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THIS INDESTURE, made September 9.  Indestrict I. Heinto.  Industrict	-21 62	207				Ř;
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Some pail, shall be due on the 15th day of March.  10	o payable in installments	as follows: Seventy-three	and 30/100se	يديديديد		al sum and into
by as all ministros or the populations to account on the ministros of the control of the indebtedness revised of said in all ministros constituting principal, to the extent on paid when due, to best balance and the remainder provincial, the profit of and in all ministros of the progress of the control of the property of the profit of th						and interest if
at the election of the 19th offer thread and without noise, the principle many. From time to laim, it writing appoint, which note further provides become at once due and principle, at the place of payment aforesaid, in case default shall occur in the room, topicher's with accrued interest the control of the control of the place of payment aforesaid, in case default shall occur in the room, topicher's with accrued interest the control of the provides and principle and the provides and principle and the provides and contained in that the control of the control of the provides and contained in that the provides and contained in that the capaciton of said three days, without notice); and the provides and the provides and contained in the provides and contained and provides a	by sa f price be applied firs	he <u>lst</u> day of March t to accrued and unpaid interest o	, 19 <u>71;</u> n the unpaid princi	all such payments	on account of the inde	btedness evider
at the election of the season of the property and season of the property and profit and						
connection accordance with all place of payment aforesaid, in case default shall occur in the payment, when due, of any mountains and control of the capitation of the capitat	at the election of me 1 ray hold	other place as the legal holder of th	e note may, from ti	ne to time, in writin	ig appoint, which note for	urther provides
NOW-THEREPORE, to see the 1 payment of the said principal sum of money and interest in accordance with the terms, providence of the said principal sum of money and interest in accordance with the terms, providence and the performance of the covenants and agreements herein contained, by Mortgagors to the salver mention of sice and of this Trust Deed, and the performance of the covenants and agreements herein contained, by Mortgagors to the said the providence of the said of the covenants and agreements herein contained, by Mortgagors to the said the providence of the covenants and agreements herein contained, by Mortgagors to the said of their case, right, still and inter at there a, situate, bying and teeting in the covenant and assigns, the following described Real Ed. (11/2) of Cook.  Lot 5 in Plock 2 in Lincolamond Torrace subdivision in the S. W. & of Section 7th, Townshiply, Morth, Renne 13.  Commonly known as 155? W. Pratt, Lincolamond, Ullinois  TOGETHER with all improvements, tenement, casements, and appurtenances three belonging, and all rents issues and grofus thereto which rent; is set and profits are pregardly in the property hereinafter described, is referred to herein as the "prantis" three belonging, and all rents issues and grofus thereto values and during all such times as Mortgagors may be entitled thereto which rents, is set and profits are pregardly in the property hereinafter described, its referred to herein as the "prantis" three belonging, and all rents is issues and grofus thereto values and during all standards and set of the control of the property of the proposed prantisms and during the relation of the property and during all standards, awarings, storm door single units or centre of controlled, and ventilation, including (without the foregoing), stereen, window shades, awarings, storm door single units or centre of controlled, and ventilation, including (without the foregoing), and centre of the foregoing are declared and agreements and the property of the property of the property o	or interest in accordance with the contained in this Truet Dec.	he terms thereof or in case default	in case default shall shall occur and con	occur in the payme	nt, when due, of any instr in the performance of a	terest thereon, s
Inimistions of the Stocks, and Service of the payment of the said principal sum of money and interest in accordance with the terms, provident mortages to be performed, and said and of the Truto Deed, and the performance of the covenans and sages, the following described Real Establishment of the Cook of t	parties thereto_severally aive	presentment for payment, notice	of dishonor protest	and notice of preter	ng tinee gays, mithout u	otice), and that
Other College College County of Cook  AND STATE OF ILLINOOLS, to Lot 5 in Plock 2 in Lincolnsood Terrace subdivision in the S. V. & of Section 24, Townshiply North, Renne 13.  Commonly known as 1557 W. Fratt, Lincolnsood Terrace subdivision in the S. V. & of Section 24, Townshiply North, Renne 13.  Commonly known as 1557 W. Fratt, Lincolnsood Terrace subdivision in the S. V. & of Section 24, Townshiply North, Renne 13.  Commonly known as 1557 W. Fratt, Lincolnsood Terrace subdivision in the S. V. & of Section 24, Townshiply North 25, Townshiply Nort	NOW THEREFORE, to slimitations of the above menti	sec re the payment of the said pri	ncipal sum of mon- l, and the performa	y and interest in	accordance with the terminate and agreements berein	ms, provisions
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PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  State of Illinois, County of Cook  I, the undersigned, a Notary Public in and for said Cook  in the State aforesaid, DO HEREBY CERTIFY that they are  personally known to me to be the same person. S whose name S are subscribed to the foregoing instrument, appeared before me this day in person, and acknow edged that hey signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.  Give under of the same person. S whose name S are subscribed to the foregoing instrument, appeared before me this day in person, and acknow edged that hey signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.  Give under of the same person. S whose name S are subscribed to the foregoing instrument, appeared before me this day in person, and acknow edged that hey are  I are and voluntary act, for the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set forth, including the release of the uses and purposes therein set	so long and during all such times and rot sealed real estate and not second of the foregoing, screen; stricting the foregoing, screen; of the foregoing are declared a all buildings and additions and ressors or assigns shall be part TO HAVE AND TO HO and trusts herein set forth, fre said rights and benefit Mortg. This Trust Dead consists.	special section is the ments, casements, casements as Mortgagors may be entitled larily), and all fixtures, apparatus of an air conditioning (who, window shades, awnings, storm and agreed to be a part of the mort all similar or other apparatus, e of the mortgaged premises. LD the premises unto the said The from all rights and benefits und agors do hereby expressly release	, and appurtenances thereto (which ren- thereto (which ren- equipment or artic ether single units or  joors and windows,  tgaged premises wh  tuipment or articles  ustee, its or his succer  and by virtue of  and waive.	there belonging, is es and profits less now or hereaft central, controlle flow coverings where physical attacher pla ed in hereafter pla ed in essors and assigns, the Homestead Exe	ne, for the purposes, m tien laws of the State	, and upon the i
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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 are 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 of 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 satisfactor 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 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 herein, 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 not 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 redeemfrom any tax sale or forfeiture affecting said premises or contest any tax lien or other prior lien or title-or claim thereof, or redeemfrom any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized had lexpenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneysadvanced by Trustee or the locks of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning the cition herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and pable without notice and with interest thereon at the rate of sever per cent per annum. Inaction of Trustee or holders of the note-shall never of derived as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

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- 5. The frustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according 1 any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate conto the validity of any tax, assessment, sale, forfeiture, tax lien of title or claim thereof.
- 6. Mortga ors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of ' nolders of the principal note, and without notice to Mortgagors, 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 a care default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness acreedy 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 Trust asha. 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 rottage; lebt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all e-penditures and expenses which may be paid or incurred by or on healt of Trustee or holders, of the gote for attorneys' fees, Trustee's fees, appraise, e.e., vilays for documentary and expert evidence, stenographers charges, publication costs and costs (which may be estimated as to items to be expense of after entry of the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificate. It also a surfaces with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such uit c 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 for a 'on, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby. I mendiately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of a note in connection with (a) any action, such or proceeding, to which either of them. In he a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations, or the ommencement of any suit for foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) experations or the ommencement of any suit for foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) by the preparations, or the ommencement of any
- 8. The proceeds of any foreclosure sale of the premises shall a distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including a such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indicated as additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remain... un and fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 39. Upon or at any time after the filing of a complaint to foreclose this Trust P. ed. he Court in which such complaint is filed may appoint a: receiver of said premises. Such appointment may be made either before or after sale, with out notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the the aute of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such every shall have power to collect the rents, issues and profits of said premises during the pendency 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 time, when a lot agastre, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers who have agastre, except for the intervention of the protection, possession, control, management and operation of the premises during the whole of some profit of the forecast of the protection of the protection, possession, control, management and operation of the premises during the whole of some profit of the defence of the protection o
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject, any defense which would not be good 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 shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be o ligated o record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for an acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may it milites 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 evidence that of the debtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of my person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebte ness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a 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 release 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 may be presented and which conforms in substance with the description 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 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, 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.
- authority as are nerein given Trustee, and any Trustee of soccessor sound 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 be
IMPORTANT	
TION OF BOTH THE BORROWER AND	identified herewith under Identification No.
TE SECURED BY THIS TRUST DEED	
IFIED BY THE TRUSTEE, BEFORE THE	

Trustee

FOR THE PROTECT LENDER, THE NO SHOULD BE IDEN SHOULD BE IDENTIFIED BY THE TR TRUST DEED IS FILED FOR RECORD.

STORY.