UNOFFICIAL COPY

	May, 1969					
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TRUS For use (Monthly pay	T DEED (Illinois) with Note Form 1448 yments including interest)	1971 SEP 28 SEP-28-71 3 0	PM 1 22 17806 • 21	6112079 4 A -	eisc -	5.60
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	Cambanh	1	The Above Space Fo	r Recorder's Use Only Perry, Jr. and Ge	enrois I.	
THIS INDENTU	IRE, made Septemb	is wife 19 11, bety	ween Charles	herein referred to	as "Mortgagors,"	and
erein referred to ermed "Installm	o as "Trustee," witnesseth: ent Note," of even date h	That, Whereas Mortgagors are terewith, executed by Mortgagors	justly indebted to the , made payable to I	e legal holder of a princ Bearer	apai promissory no	ote,
and delivered in	and by which note Mortes	gors promise to pay the principal	sum of			
Two Thou	sand kight Hundre	d Twenty and 41/100	Dollars, shore	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	xxx
Y he now all in	netalimente se follows:	Forty Seven and 01/10	0		Dol	lars 🎏
on the22nd	down of November	, 19 /1 , and FORLY Deve	ally paid, except that t	he final payment of princi	pal and interest, if	not
	22nd	double October 10	(O · all such navn	ents on account of the i	indebtedness evider	nced 1889
of said installme	ents co stitu ing principal,	and unpaid interest on the unpaid to the extent not paid when du payments being made payable at	e, to bear interest aft National Ban	er the date for payment c of Albany Park	thereof, at the rate in Chicago	of S
	or at sucit the place as	the legal holder of the note may,	from time to time, in	writing appoint, which no	d interest thereon	that shall
become at once of	lue and payable, a the lace	of payment aroresard, in case detail	ant shan occur in the p	down in the performance	of any other agrees	ment 1355
contained in title	Trust Deed (iii w) ich ver	of a a company of made at any the	protest and notice of	protest		
NOW THE	REFORE, to secure the participant and particip	ary payment of the said principal sum and this Trust Deed, and the principal sum of On the Trust Carlot of the sum of On the ANT unto the Trustee, rescue cin, situate, lying and being the principal sum of the trustee, rescue cin, situate, lying and being the principal sum of the trustee, rescue cin, situate, lying and being the trustee of trustee of the trustee of	or money and interest erformance of the co e Dollar in hand nai	venants and agreements he d, the receipt whereof is	erein contained, by hereby acknowled	the liged,
Mortgagors to to Mortgagors by t and all of their	these presents CONVEY as estate, right, title and inte	W.R. ANT unto the Trustee,	its or his successors	and assigns, the following	described Real E	state,
	City of Cureago	Tolor	Street Additi	on to Washington	Heights, be	ing
a Subdivi	sion of Lots 1, 2	end 3 of the Subdivi	sion of that p	art of the South	east quarter lying East	of of
of that	oart of INMXKAIXE	ANNIER MENTE of a North	east quarter o	of Section 0, 10w	cland and Pa	cific
range III.	. East of the thir	rd Principal Murilian,	lying East of	L Micago, Rock .i	stann and re	
Railroad	(except that par	rd Principal Myrid and t lying East of a	50 feet West	of and parallel	with the Eas	it .
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line of	said section) in (rd Principal Myr' 11 an, t lying East of a land Cook County, Illin is.	50 feet West	E 00	JE.	
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line of	said section) in (rd Principal Myr' 11 an, t lying East of a land Cook County, Illin is.	50 feet West	E 00	JE.	
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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 buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free mechanics 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 due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactions of the discharge of such prior lien to Trustee or to holders of the note; (5) complete within a reasonable time any building or buil now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal-ordinances with respetch premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance 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 nernewal 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 for any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized of an expenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the not-termined of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which a cition herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and apparable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or the notes shall never
- 5. The frustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or asseconding to a y bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy at or est late r into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
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 7. When the indebtedn sstreby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note of the more date in the performance of any being agreement of the Morgagors of the more of the note of the more of the more

- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor hall trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, no begin for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee and 1. may require indemnities satisfactory to him before exercising any power herein given.
- 31. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of saist story evidence that all indebtedness secured by this Trust Deed and the lien thereof by proper instrument upon presentation of saist story evidence that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and it be request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, represent is, but all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested: a successor trustee such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purpo age, be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note 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 genume 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 'av

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 country 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.

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

identified herewith under Identification No.

*END OF RECORDED DOCUMENT