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7.	TRUST DEEDI 21.784.552
)	556541
١,	THIS INDENTURE, made January 10, 19 72. between Stipe Pavic and
	Mary Pavic, his wife
.	herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY
)	an Unit Corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHY PEAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described;
	said legal note. Thousaid and 00/100 (\$15,000,00)
i	evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER
	and delivered, ind by which said Note the Mortgagors promise to pay the said principal sum and interest from on the balance of principal remaining from time to time unpaid at the rate
	of 7½ per cent per annum in instalments (including principal and interest) as follows:
•	One HUndred Twenty and 84/100(\$120.84) Dollars on the 15. day of February 19.72 and One Hundred Twenty and 84/100 or Bass on
	the 15th day of each month thereafter until said note is fully paid except that the final
	payment of principal and interest, if no occur paid, shall be due on the 15 day of January 1981. All such payments on account of the ind otedness reidenced by said note to be first applied to interest on the unpaid principal
7	balance and the remainder to principal; provide that he principal of each instalment unless paid when due shall bear interest at the rate of per annum, and all if said principal and interest being made payable at such banking house or trust
	company in Chicago Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the fiftee of the holder of the note
	in said City, NOW, THEREFORE, the Mortgagors to secure the payment of the said rivers and said interest in accordance with the terms, provisions
	and limitations of this trust deed, and the performance of the covenants are the second contained, by the Mortgagors to be performed, and also in consideration of the sum of One Bollar in hand naid, the treecist whereof is in tends the knowledged, do by these presents CONVEY and WARRANT unto the
	Trustee, its successors and assigns, the following described Real Essate and all Citheir erection, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:
	Lot 1 in Ware's Resubdivision of Lots 1, 2, and 3 in Block 16 in Rogers Park being a Subdivision of North East 1 and that Part of North West 1
	Lying East of Ridge Road of Section 31 also Test 2 of North West 3 of Section 32 also all of Section 30 lying South of Indian Boundary Line all
	in Township 41 North Range 14 East of the Third Principal Meridian, in
	Cook County, Illinois.
	1-20
	which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all tents, issues are, prof s thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate at some calculation).
	and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, pow r, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), secrent, window shades, some the windows floor coverings, indoor beds, awnings, storyes and water heaters. All of the foregoing are declared to be a part of said real estate whether y by cally
_	attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mottgagors or the rule cessors or assigns shall be considered as constituting part of the real estate. TO HAVE AND TO HOLD the premises unto the said Trusce, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein to
	forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits he Mortgagors do hereby expressly release and waive.
٠.	This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs,
	successors and assigns. WITNESS the hand
	X This Danie [SEAL]
	may Park [SEAL]
	STATE OF ILLINOIS, I TORALD F. Michelotti
	County of 600 16 SS. a Notary Public in and for and residing in said County, in the State affiresaid, DO HEREBY CERTIFY THAT
	Who personally known to me to be the same person whose name V All subscribed to the foregoing
	instrument, appeared before me this day in person and acknowledged that
	Given under my hand and Notarial Seal this
	2 Mighlethoury Public
	Follows Of the Comment of David, India, Install-Incl. Int. Page 1

	Page	e 2
THE COVENANTS, CON	DITIONS AND PROVISIONS REFERRED	TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST
or be destroyed; (2) keep said	mptly repair, restore or rebuild any buildings or premises in good condition and repair, without	t improvements now or hereafter on the remises which may become damage
upon request as little and for	(3) pay when due any indebtedness which may	be secured by a lien or charge on the premium superior to the lien by
formast to the boundings filling () 1	t any time in process of erection upon said pre	mises: (5) comply with all requirements of face and a reasonable time an
and whor charge shall pay bei	ore any penalty attaches all general taxes, and sl	hall pay special taxes, special assessments, water charges
Mortgagors shall keep all windstorm under policies provi	buildings and improvements now or hereafter	situated on said premises insured against loss or damage by fire, lightning of moneys sufficient either to may the rost of real-similar
damage to Trustee for the bas	secured hereby, all in companies satisfactory t	to the holders of the note, under insurance policies parable in a same of
policies not less than ten days n	ang additional and renewal policies, to holder	s of the note, and in case of insurance about to expire shall deliver
4. In case of default there	in. Trustee of the holders of the note may, bu	it need not, make any payment or perform any act hereinbefore required o
co. are on therewith including	test any tax or assessment. All moneys paid for	r any of the purposes herein authorized and all expenses and an incident
additio at indebtedness secured	le compensation to Trustee for each matter co	d by Trustee or the holders of the note to protect the mortgaged premises and oncerning which action herein authorized may be taken, shall be so mucl payable without notice and with interest these pre-the-ground between the control of the payable without notice and with interest these pre-the-grounds.
hereunde on t é part of Morte	e or holders of the note shall never be considered.	oncerning which action herein authorized may be taken, shall be so mucl payable without notice and with interest thereon at the rate of dered as a waiver of any right accruing to them on account of any defaul
5. The Trister or the hold to any bit, statione to resting	ers of the note hereby secured making any pay	dered as a waver of any right accruing to them on account of any defaul ment hereby authorized relating to taxes or assessments, may do so according without inquiry into the accuracy of such bill, statement or estimate or inte- cof.
the validity of any tox, assessments of Mort, ag	ent, sale, forteiture, tax lien or title or claim ther	enf.
of the holders of the ott, and or in this Trust Dec 1 to ne re	without notice to Mortgagors, all unpaid indebt	cef. principal and interest, when due according to the terms hercof. At the option principal and interest, when due according to the terms hercof. At the option tedness secured by this Trust Deed shall, notwithstanding anything in the not by in the case of default in making payment of any instalment of principal of the princip
interest on the note, or (1) w.	her default shall occur and continue for three	ly in the case of default in making payment of any instalment of principal of days in the performance of any other agreement of the Mortgagues begin
7. When the indebtednes r	ter by secured shall become due whether by ac-	celeration or otherwise, holders of the note or Trustee shall have the right to be allowed and included as additional indebtedness in the decree for sale al Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser blication costs and costs (which may be expirated at one to the right of the holders).
expenditures and expenses whi	y suit to foreclose the lien hereof, there shall in any be paid or incurred by or on behalf of	be allowed and included as additional indebtedness in the decree for sale at
after entry of the decree) of pr	and expert evidence, stenographers' charges, pu ocuring o', suc's abstracts of title, title searches a	Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser blication costs and costs (which may be estimated as to items to be expendend examinations, title insurance policies, Torrens certificates, and similar datum to be reasonably necessary either to conservations.
hidders at any rale which are t	title as ruste or olders of the note may dee	m to be reasonably necessary either to prosecute such suit as a similar dat
the nature in this paragraph in thereon at the rate of seven pe	rentioned shall become so much additional inc	n of the title to or the value of the premises. All expenditures and expenses of debtedness secured hereby and immediately due and payable, with interes- rustee or holders of the note in connection with (a) any proceeding includ-
probate and bankruptcy proceed indebtedness hereby secured:	edings, to which eith c of th m shall be a party	rustee or nolders of the note in connection with (a) any proceeding, including t, either as plaintiff, claimant or defendant, by reason of this trust deed or am
whether or not actually common hereof, whether or not actually	enced; or (c) prepar, ions for the defense of any	debtedness secured hereby and imperience, his expensitures and expenses or value or holders of the note immediately due and psyable, with interess rustee or holders of the note immediately due and psyable, with interess c, either as plaintiff, claimant or defendion with (a) any proceeding, including any suit (or the foreclosure) hereof after actual of such right to foreclos threatened suit or proceeding which might affect the premises or the security
8. The proceeds of any for- and expenses incident to the fo	eclusure sale of the premi is shall be distribute	d and applied in the following order of priority: First, on account of all cost
which under the terms hereof	constitute secured indebtedness adit and to the	as are mentioned in the preceding paragraph hereof, second, all other tisse nat evidenced by the note, with interest thereon as herein provided the
appear.	is uniqued on the note; fourth, any ever its to	d and applied in the following order of priority: First, on account of all cots as are mentioned in the preceding paragraph hereof, second, all other item at evidenced by the note, with interest thereon as herein provided; third, a load to determine the provided; third, a load to determine the provided thereon as the provided; third, a load to determine the provided thereon as the provided; the provided thereon as the provided the provided thereon as the provided the provided thereon as the provided the provided the provided thereon as the provided the provid
Such appointment may be ma	de either before or after sale, without notice,	d, the court in which such bill is filed may appoint a receiver of said premise;
Truster horounder man by	d without regard to the then value of the prem	as on whether the same shall be then occurried as a homestand as a second at
as well as during any fuerbas ei	uit and, in case of a sale and a deficiency, duri	the full statutory period of redemption, whether there he redemption as
and all other powers which ma during the whole of said period	y be necessary or are usual in such cases for the	ion of such receiver, would be entitled to collect such rents, issues and profite or cettin, possession, control, management and operation of the premise erfor ever 1 apply the pet income in his bands in our profit.
of: (1) The indebtedness secure	d hereby, or by any decree foreclosing this tru	the yet cetti n. possession, control, management and operation of the premise set of interest on a spapely the net income in his human and operation of the premise set of interest on the payment in whole or in past de $A = a$, by tax, special assessment or other in payment in whole or in past de $A = a$, by tax, special assessment or other inclination and of the prior to for closure state (2) the deficiency shall be surject to ny defense which would not be good and available to the property of the proper
10. No action for the enfor	reement of the lien or of any provision hereof	prior to for closme sale; (2) the deficiency in case of a sale and deficiency, shall be surject to any defense which would not be good and available to the
11. Trustee or the holders	of the note shall have the right to inspect the	premises at all cason old times and access thereto shall be permitted for that
misconduct of that of the agent	t or ampleuses of T	
		demnities satisfactory to it before e ing any power herein given
by this twist death is the	s trust deed and the lien thereof by proper instru	demnities satisfactory to it before entry ing any power herein given,
by this trust deed has been full after maturity thereof, produc Trustee may accept as true w described any note which bears	s trust deed and the lien thereof by proper instru ly paid; and Trustee may execute and deliver a e and exhibit to Trustee the note, representing ithout inquiry. Where a release is requested of	demnities satisfactory, on the fore receiving any power herein given, ment upon presentation of satisfactory of dence that all indebtedness secure release hereof to and at the request of a person who shall, either before of go that all indebtedness hereby cured hy been paid, which representation for a successor trustee, such successor, in one may accept as the note herei
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