21 785 541 21 774 110 This Indenture, Made January 8 **19**72 , between Daniel T. Uhle and Virginia L. Uhle, his wife, herein referred to as "Mortgagors," and Riverdale Bank 9 an Illinois banking corporation doing business in Riverdale, Illinois, herein referred to as TRUSTEE, witnesseth: ridenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEALER and drivered, in and by which said Note the Mortgagors promise to pay the said principal sum and on the balance of principal remaining from time to time unpaid at interest per cent per annum in instalments as follows One Hundred Twenty Four and 05/100 the rate of Dollars on the Twenieth day of February 19 72 and One Hundred Twenty Four and 05/100 \$124.05 Prinars on the 20th day of each and every month thereafter unal said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 20 day of January 1992. All such payments on account of the indebte iness evidenced by said note to be first applied to interest on the unpaid principal balance and the maximum rate permitted by law, and all of said principal spin at the maximum rate permitted by law, and all of said principals. cipal and interest being made payable at w.n banking house or trust company in the Village of Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Riverdale Bank in said City. This Trust Deed and the note secured hereby are 1 ot ssumable and become immediately due and payable in full upon vesting of title in other than the grantor(s) of the T ust Deed. NOW, THEREFORE, the Mortgagors to secure the pay nont of the said principal sum of money and said interest in accordance with the terms, provisions and an itations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the brustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situations ate, lying and being in the City of Chicago , County of Cook AND STATE OF ILLINOIS, Lot 4 in Barry's Resubdivision of Lots 8 to 15 both inclusive in Block G in New Roseland Subdivision No. 2 being a Subdivision in the East half of the East half of the North East quarter of Section 32, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

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 rents, issues and profits 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 and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm

doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set 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 the Mortgagors do hereby expressly release and waive.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises a good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) 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 satisfar or y evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete with rereasonable time any buildings now or at any time in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgogras shall pay before any penalty attaches all general taxes, and shall pay special taxes, special case sments, water charges, sewer service charges, and other charges against the premises when due, and anall, upon written request, furnish to Trustee or to holders of the note 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 keen all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or 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 inhelteness 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 holders of the note, and repairing the standard mortgage clause to be attached to each policy, and shall deliver ell 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 last all 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 site or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the proposes herein authorized and all expenses paid or incurred in connection therewith, including attorners? ees, and any other moneys advanced by Trustee or the holders of the note to protect the mortga ed 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 additional indebtedness secured hereby and hall become immediately due and payable without notice and with interest thereon at the maximum rate permitted by law. Inaction of Trustee or holders of the note shall never be considered as a waver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the holders of the note hereby secured making my syment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim hereof.
- 6. Mortgagors shall pay each item of indebtedness herein mentioned, both pincipal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwith tand or anything in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) immouting in the note or in this Trust Deed to the contrary, become due and payable (a) in the payable (a) in t
- 7. When the indebtedness hereby secured shall become due whether by acceleration or other wise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose 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 attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such 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. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the maximum rate permitted by law, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the com-

mencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

- 8. The proceeds of any foreclosure sale of the premises shall be distributed and applied 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 mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value 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 receiver shall have power to collect the rents, issues and profits of said premises do not the premise of such foreclosure suit and, in case of a sale and a deficiency, during the full static ory period of redemption, whether there be redemption or not, as well as during any further times then Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, it was 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 Court from time to time may authorize the receiver to apply the net income in his hands in paym at it whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this trust decay for any tax, special assessment or other lien which may be or become superior to the lien hereof on at such deficiency.
- 10. No action for the enforcement of the lien or of any provision hereof shall be 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 see red
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto ε hall t permitted for that purpose.
- 12. Trustee has no duty to eyam ne the title, location, existence, or condition of the premises, nor shall Trustee be obligated to refore this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or miscould but it that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.
- 13. Trustee shall release this trust deed end the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebte hess secured by this trust deed has been fully paid; and Trustee may execute and deliver a release nersor to and at the request of any person who shall, either before or after maturity thereof, produce a certain the tall indebtedness hereby secured has been paid, which representation Trustee the 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 truee, successor trustee may accept as the genuine note herein described any note which bears a centificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the persons been designated as the makers thereof; and where the release is requested of the original trust, and it has never executed a certificate on any instrument identifying same as the note described herein, at my accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the 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 'me Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. It ase of the resignation, inability or refusal to act of Trustee, then Chicago Title and Trust Company shall be the first Successor in Trust, and in case of its resignation, inability or refusal to act the tien. Recorder of Deeds of the county in which the premises are situated shall be second Successor. Trust Any Successor in Trust hereunder shall have the identical title, powers and authority as any 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 Mort gagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed.

Witness the hands and seals of Mortgagors the day and year first above written.

Namel J. Uhle [SEAL] Virginia L. Uhle [SEAL]

[SEAL] [SEAL]

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Telner K. Olice RECORDERY FOF DEEDS COOK COUNTS ILEMOIS FILED FOR RECORD -JAN 12'72 10 01 AM *21774110 STATE OF ILLINOIS, COUNTY OF COOK I, Eva S. Huskey
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel T. Uhle and Virginia L. Uhle, his wife who are personally known to me to be the same persons whose name sare subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. GIVEN under my hand and Notarial Seal this. day of January L Jusk Notary Public. JAN 24 72 3 00 PH 2178554 The Instalment Note mentioned in the within Trust Deed has been identified herewith under I M P O R . A N I

For the protection of both the borroyer and lender, the note secured
by this Trust Deed thould be identifled by the Arman named berein
before the Trust Deed is filed for AFTER RECORDING MAIL THIS INSTRUMENT TO entification No. 7608327-01 Riverdale Bank NAME 13700 Indiana Avenue ADDRESS Riverdale, Illinois 60627 record DATE INITIALS RIVERDALE BANK 13700 Indiana Avenue Riverdale, Illinois 60627 RIVERDALE BANK Chicago, Illinois 60628 PROPERTY ADDRESS 829 West 129th Place Trustee

*END OF RECORDED DOCUMENT