## UNOFFICIAL COPY

GEORGE E. COLE® FORM No. 206   LEGAL FORMS May, 1969	20.0
100 L RVI	Sidny R. Olsen
TRUST DEED (Illinois) For use with Note Form 1448 (Monthly payments including interest)	12437m
HAH1-	72 401875 0 2182212 4 4 3
21 822 404	The Above Space For Recorder's Use Only
	tween Stanley Lupina and Irene Lupina,
his Wife Argo State Bank, an Illinois Banking Corporation	n,
herein referred to as "Trustee," witnesseth: That, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Bearer	
and delivered, in and by which note Mortgagors promise to pay the principa	I sum of
Tventy-two thousand eight dollars and no/100 the balance of principal remaining from time to time unpaid at the rate	of per cent per annum, such principal sum and interest
to payable in installments as follows: Two hundred sixty-two on the 30 day of March 19 72 and Two hundre	d sixty-two and no/100
on the 30 day of March 19 72, and Two hundred or the 30 day of text and every month thereafter until said note is f sooner, 30 day of text and every month thereafter until said note is f sooner, 30 day of February 15	ully paid, except that the final payment of principal and interest, if not
by said note to be applied first to accrued and unpaid interest on the unpaid of said in a large of constituting principal, to the extent not paid when du	e, to bear interest after the date for payment thereof, at the rate of
8 per cer i per annum, and all such payments being made payable at .	Argo State Bank
at the election of the 'gal' der thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and p yab; at the place of payment aforesaid, in case default shall our in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Dec (in which event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive preservent for payment, notice of dishonor, protest and notice of protest.	
NOW THEREFORE, to sect to the payment of the said principal sum of	of money and interest in accordance with the terms, provisions and
Mortgagors to be performed, and also in consideration of the sum of One Mortgagors by these presents CONVEY and ""RANT unto the Trustee, and all of their estate, right, title and intere there, situate, lying and beir Village of Bridgeview COUNTY OF COO	Dollar in hand paid, the receipt whereof is hereby acknowledged, its or his successors and assigns, the following described Real Estate, ig in the
Lot 16 in Block 9 in Brilgeview Manor Subdivision, a Subdivision in	
the West half of the Soulh Rast quarte North, Range 12, East of the Phird Pri	r of Section 25. Township 38
North, Range 12, East of F.e Inird Fri. Illinois.**	nerpai werittan, in cook county,
which, with the property hereinafter described, is referred to herein as the "remises,"  TOGETHER with all improvements, tenements, easements, and appurent certhereto belonging, and all rents, issues and profits thereof for	
so long and during all such times as Mortgagors may be entitled thereto (which trais, ssues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or article in or of hereafter therein or therein or such countries and all fixtures, apparatus, equipment or article in or hereafter therein or the profit party and the said and the sa	
TOGE HER with all improvements, tenements, and appure the centered belonging, and all rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or article, r, w or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or cerually controlled), and ventilation, including (without restricting the foregoing), screens, window shades, awnings, storm doors and windows, for overings, inador beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether she cally attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles have set placed in the premises by Mortgagors or their suc-	
cessors or assigns shall be part of the mortgaged premises.	
TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and r signs, prever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homest ad Exemption Laws of the State of Illinois, which said rights and benefits Mortgagors do hereby expressly release and waive.	
This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on are a (the reverse side of this Trust Deed) are incorporated herein by reference and hereby are made a part hereof the same as though they were let so that in full and shall be binding on	
Mortgagors, their heirs, successors and assigns.  Witness the hands and seals of Mortgagors the day and year first above	
PLEASE Stanley Super	
TYPE NAME(S) SCRILLEY DEPTRE (F	/Irene Luping
SIGNAȚURE(S)	(Seal) (Seal)
State of Illinois County of Cook ss.,	I, the undersigned, a Notary Public in and fics: 1 County,
in the State aforesaid, DO HEREBY CERTIFY that Stanley Lupin s d Irene Lupina, his Wife	
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 acknowle	
edged 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.	
waiver of the right of ho	nestead.
Given under him had him omicial seal, this 24th Commission and the control of the	day of February 19 72.
	J. A. Patrick Notary Public
	ADDRESS OF PROPERTY:
ADOO CHAME DANK	Bridgeview, Illinois 60455
NAME ARGO STATE BANK	Bridgeview, Illinois 60455  THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED  SEND SUBSEQUENT TAX BILLS TO:
MAIL TO: ADDRESS P.O. BOX 325	
STATE SUMMIT, ILLINOIS ZIP CODE 60501	(Name) NUMBER
OR RECORDER'S OFFICE BOX NO	(Address)
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- 1. Mortagors 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 mechanics liens or leins 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) comple within a reasonable time any 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, spec service charges, and other charges against the premises when due, and shall, upon written request, furnish the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under 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 ard renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver all policies into 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 other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all reness paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holder of the note of the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning payable wan out notice and with interest thereof at the sort of the payable wan out notice and with interest thereof at the mortgaged premises and the lien hereof of the payable wan out notice and with interest thereof at the more account of any default hereunder on the part of Mortgagors.
- be considere—s a waiver of any right accruing to them on account of any default nereunder on the part of morgagors.

  5. The Tus, we or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according o an bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate procured from the appropriate public office without interest, when due according to the terms hereof. At the election of the following 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 not be default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- of principal or interest, or 1. Co is default shall occur and continue for three days in the performance or any other agreement of the motivage of the note described on page one or by acceleration or otherwise, holders of the note. To stee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of lilinois for the enforcement of: "right expenditures and expenses which may be paid of incurred by or no behalf of Truse or holders of the note for stee to stee the state of the control of the co
- sentatives or assigns as their rights may appear.

  9. Upon or at any time after the filing of a complaint to foreclose the structure of the solution of such receiver and without regard to the solution of the solution of 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 a characteristic shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, a case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during an set of the solution of the such receiver, would be entitled to collect such rents, issues and profits, and all other were when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all others were when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all others were when Mortgagors, except for the intervention of such receiver to apply the net income in his hands in payment in whole or in a rate of 10.1 The indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be resome superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a leand deficiency.

  10. No action for the enforcement of the lien of this Trust Deed or of any provision here of stall 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 seer very and access thereto shall be nere.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable in mitted for that purpose.
- 3. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of sa. "ac", r idence that all indeheteness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing "a!" indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is request of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purpe "ing to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note in which purports to be executed by the persons herein designated as the makers thereof, and where the clease is requested of the original rule cand he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the sum or principal note herein designated as the makers thereofs may be presented and which conforms in substance with the description herein contained of the principal note herein described any note which have be presented and which conforms in substance with the description herein contained of the principal note herein described any note which have be presented and which conforms in substance with the description herein contained of the principal note herein described any note which have be presented and which conforms in substance with the description herein contained of the principal note herein described herein.
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instru been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee. Chicago Title & Trust. Company 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 count 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.

IMPORTANT

International in the within Trust Deed has been.

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED Argo State Bank, an Illinois Banking Corporation SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Vice President

\*END OF RECORDED DOCUMEN

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