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GEORGE E. I	2000	No. 206 1969						
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THIS INDEN	TURE, madeM	ay 19	1	19 72, bet	ween James I	. Guthr	ie and	<u> </u>
Sylvia	a E. Guthri of Commerce		e				in referred to as "N	fortgagors," and
				rigagors are Mortgagors	justly indebted to the state of	ne legal holde Bearer	r of a AMMINIA p install	romissory note, ment
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by all no all	to be applied first to me its constituting	accrued and unper principal, to the	id interest o	on the unpaid	d principal balance as the to bear interest as Bank of Comm	nd the remaind ter the date f	der to principal; the or payment thereo	portion of each f, at the rate of
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limitations of Mortgagors to Mortgagors b	the above men form o be performed, and by these presents CO	r ce and of the lase in consider VEY and WAR	s Trust Dec ation of the RANT unto	d, and the p sum of On- the Trustee,	of money and intere- performance of the co- e Dollar in hand pa- its or his successors	st in accorda- ovenants and a id, the receip and assigns, t	nce with the terms agreements herein c t whereof is hereb the following descri	, provisions and contained, by the y acknowledged, bed Real Estate,
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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 express yabordinated 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) complet 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.

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 stackorty 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 or removal 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.

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 rior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem tr many tax sale or forfeiture affecting said premises or contest any tax lien or other prior lien or title or claim thereof, or redeem tr many tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized data of expenses paid or incurred in connection therewith, including reasonable autorneys fees, and any other moneys advanced by Trustee or the hold so of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning the content of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning the content of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee or holders of the note shall never be considered to the plus the protection of the note shall never be considered as waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

The Triles or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do rding 3 ar bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, staterestif are rinto the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereby.

7. When the indebtedness her" y cured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or 7 ustees all 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 1 mortgage debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale a exencitures and expenses which may be paid or incurred by or on behalf of Trustee's fees, appraiser' (ees, oulsays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to ve ex ended after entry of the decree) of procuring all such started is till searches and examinations, guarantee policies, Torrens certific v = 's 'imiliar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute s' -h su t or to evidence to bidders at any sale which may be and pursuant to such decree the true comes on much additional indebtedness secured are v and immediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or hold rs of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which eith r of them shall be a party, either as plaintific, claimant or defendant, by reason of his Trust Deed or any indebtedness secured, or (b) preparation is for the commenced.

8. The proceeding any accounter of the proceeding and any foreclosure covered or provider of griority: First, on accounter the proceeding and proceeding and the proceeding which might affect the premises or the security hereof, whether or not actual to commenced.

9. Upon or at any time after the filing of a complaint to foreclose t' is The toed, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after alle without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regar, to ac' ben value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed a such receiver. Such away power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit an , ' asse of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption on on, as well as during a " urther times who Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers accumally be received and the profit of the profit o

10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof s and b 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 secured.

3atisfactory 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 satisfactor y evide ce that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to at at the request of any person who shall either before on after maturity thereof, produce and exhibit to Trustee the principal note, representin, the all nebtledness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested or a state of the executed by a prior trustee may accept as the genuine note herein described any note which bears excluded by the persons herein designated as the makers thereof; and where the release is requested of the original rustee and 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 original rustee and has note herein described any note which may be presented and which conforms in substance with the description herein contained of the original rustee and the principal note described 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, are 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.

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 indebtedances or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

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