

21373943

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

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.

policies not less than ten days prior to the respective dates of expiration.

4. In case of default thereon, Mortgagors in any form and manner, if any, and purchase, discharge, or affecting said premises or connection therewith, including any additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver 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 any payment 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, foreclosure, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal 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, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note; or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, 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

thereon at the rate of seven per cent per annum, 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 commencement 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 of the aforesaid 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.

purpose:

"note" when more than one note is used.

This rider is attached to Trust Deed dated January 16, 1971 in the amount of \$24,000.00 and specifically made a part hereof.

16. In addition to the monthly payments of principal and interest payable under

18. Prepayment privilege is granted to make prepayments on principal, upon thirty days prior written notice, on any interest payment date provided, however, such prepayment in any calendar year shall not exceed twenty (20%) per cent of the original principal amount. Payments made in excess of this amount will be accepted upon payment of a two (2%) per cent premium during the first three years, and a one (1%) per cent during the next two years, and of no premium thereafter.

Taxes and assessments shall not be sufficient to pay the amounts necessary as they become due, then the mortgagors shall pay the necessary amount to make up the deficiency. If amounts collected for the purpose aforesaid exceed the amount necessary to make such payment, such excess shall be credited on subsequent payments for these purposes to be made by mortgagors.

17. If any portion thereof shall be sold, conveyed, or transferred to any person, or if the whole thereof shall be first sold and assigned, then the whole of the principal and interest on the note hereby secured remaining unpaid together with interest thereon, at the election of the holder, shall immediately, upon notice to assign, become due and payable.

M. L. F.
H. E. F.

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<p align="center">IMPORTANT</p> <p>THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD.</p>	<p>Identification No. <u>38873</u></p> <p>CHICAGO TITLE AND TRUST COMPANY, Trustee.</p> <p><i>Margaret C. Cordell</i> Assistant Trust Officer Assistant Secretary Assistant Vice President</p>
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MAIL TO:

FIRST STATE BANK & TRUST COMPANY
OF HANOVER PARK
IRVING PARK ROAD AT KINGSBURY DRIVE
HANOVER PARK, ILLINOIS 60103

PLACE IN RECORDER'S OFFICE BOX NUMBER 533

FOR RECORDER'S INDEX PURPOSES
GIVE STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1172 Old Bridge Road,
Palatine, Illinois

21. 373 943