LUNOEE COLUMNICA

N	UST DEED (Illinoi	(4) (4) (4) (4) (4) (4) (4) (4)	表示: [44] · [42] · [4]			
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+ 10				The Above Space For Reco	「 これが、日本を 3 というはなる かくいっぱん みこ	
THIS INDEN	TURE, made	August 10	19_73	ON WARE	radley S. Bennett _herein referred to as "Me	
\	12-2-2	arold J. Gow	MRS		50 <u>5 (1 - 100 - 18</u>) - 19 (10 - 10 - 10 - 10 - 10 - 10 - 10 - 10	
herein referred termed Instal	to as "Trustee," liment Note," of e	witneseth: That, Weren date herewith,	Vhereas Mortgagors executed by Mortga	are justly indebted to the legal gors, made payable to Bearer	holder of a principal pro	missory note,
and delivered,	in and by which n	ote Mortgagors prot	mise to pay the princ	ipal sum of Nineteen Tho	usand Five Hundred	i and
					e ennum such neinelnat aus	m and interest
	in installments as	follows: One H	undred Forty F	Seven and 29/100's* * red Forty Seven and 2	9/100'=* * * * *	# # Dollars
Dr. Tei.		d annual month there	aton bies liter weter	is fully paid, except that the fina 1998; all such payments o	il payment of principal and	interest, it not
				paid principal balance and the reduction to bear interest after the		
7 2/4		ed all each nevments	: heine made navable	at The First National.	DATE IN DULLOW	
	< \ such oth	her place as the legal	l holder of the note m	lay, from time to time, in writing	appoint, which note turine	r provides that t thereon, shall ent of principal
DECOUMS WY COS	SE GITE G IS ONE!	at me brace or basine	The state of the state of	and continue for three days	a the performance of any o	ther agreement
parties thereto	severally (alv. p	resentment for payn	nent, notice of dishor	y time after the expiration of said nor, protest and notice of protest.	ccordance with the terms,	provisions and
limitations of	the above mention	ned note and of this	s Trust Deed, and the	im of money and interest in as ne performance of the covenants One Dollar in hand paid, the	and agreements herein cor receipt whereof is hereby	acknowledged,
Mortgagors b	y these presents Co sir estate, right, titl	ONVE WAR	RANT unto the True in, altuate, lying and	one performance of the covenants One Dollar in hand paid, the stee, its or his successors and ass being in the	signs, the touchwing describe	NI AGU ESTATO,
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	. Ranga 14.	East of the		T WELTGIED IN COOK		
36 North	, Range 14,	East or the	0/	l Meridian, in Cook		
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LINCEE CHALOOPA

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 watts; (2) promptly repair, restors, 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 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 axiabits statisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complets within a reasonable time any buildings now or at any time in process of erection upon said premise; (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, special assessments, water charges, sewer services charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statuts, 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 tuil the indebtedness secured hereby, all in companies assisfactory 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 and renewal policies, to holders of the note, and in companies about to expire, shall deliver newal policies not less than ten day prior to the respective dates of expiration.
- 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 accumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem fort, as ". sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes begin authorized and all sape see paid or incurred in connection therewith, including reasonable strongy fees, and any other moneys advanced by Trustee or the holders ". " te to protect the mortgaged premises and the lien hersof, plus reasonable compensation to Trustee for each matter concerning which action sen in authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable w. Jout lories 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 "wa ver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Truk's or a holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any hin, sti ement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the visit of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall p v this item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the betterns herein note, and without notice to Mortgagors, all unpuld indebtedness secured by this Trust Deed shall, notwithstanding anything in the primare in note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case lefal it the contrary of three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness heret, secured hall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shy, 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 a mortga; debt. In any sult to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expends ures and expenses which may be paid or incurred by or one bhalf of Trustee's of the note for alternays' fees, Trustee's fees, appraiser's fees, ...", for documentary and expert expenses the sungrapher's charges, publication costs and costs (which may be estimated as to items to be expense as a restrict of the correct property of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrent certificates, and it is a fast and assurances with respect to title as Trustee or holders of the note may deem to resonate the property either to proceedies, secured the respect of the correct proceeding including the correct proceeding including but not limited probates and bankruptcy proceedings, to which either of the right to foreclose whether or not actually commenced; or (c) pre-articin, for the defense of any indebtedness hereby secured; or (b) preparations for its commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) pre-articin, for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
- 5. The proceeds of any foreclosure sale of the premises shall be of strib ited and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including the same mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebte dees additional to that evidenced by the note hereby secured, with interest thereon as herein provided; hird, all principal and interest remaining are all 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 complaint to foreclose this Trust Feet, he Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, which is notice, without regard to the solvency or incolvency of Mortagors at the time of application for such receiver and without regard to the term fair of the premises or whether the same shall be then complete as a homestess or not and the Trustee hereunder may be appointed as such as the first of said premises during the pendency of such forecloure suit and, in case of the contract of the first of the same period for redemption, whether there he redemption of not as well as during any further times when I lorigagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers with may be accessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of the direct of Court from time to times may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The individual sector of the protection of the premises during the provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and of the line hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and of the contract of the line hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and of the contract of the line hereof or of such decree.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be struct 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.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and reass thereto shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trus... be obligated the Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for a / act or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he ma ' requir | indemnities satisfactory to him before exercising any power herein given.
- 13. Trustes shall release this Trust Deed and the lien thersof by proper instrument upon presentation of satisfactory evider a v t vll indebtedness secured by this Trust Deed has been fully paid; and Trustes may execute and deliver a release hereof to and at the rer set of any person who shall either before or after maturity thereof, produce and exhibit to Truste the principal note, representing that all and release hereby secured has been paid, which representation Trustes may accept as true without inquiry. Where a release is requested of a successor ruste may accept as the genuine note herein described any note which here here a certificate of identification properting t be executed by a prior trustes hereunder or which conforms in substance with the description herein contained of the principal note and which, reports to be executed by the persons herein designated as the maker thereof; and where release is requested of the original trustee and he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the ground note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal 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 the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee, Edward L. Robinson 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 and in the resunder 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 throug Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

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The Installment Note mentioned in the within Trust Dead has been identified herewith under Identification No.

Trustee

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