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	TRU For us (Monthly B	ST DEED (Illinois) e with Note Form 1448 syments including inte	1	1 36 PH	22 46	מטו ט	*224	80108	
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T	HIS INDENT	URE, made L Pohlman, his	August 28	19	73, between _		nd F. Pohlman herein referre		" and
-		<u> </u>	larold J. G						,
te	erein referred ermed "Installn	to as "Trustee," with nent Note," of even	esseth: I hat, W date herewith, e	nereas Mortgage executed by Mo	gors are justly i ortgagors, made	payable to Be	legal holder of a p arer	rincipal promissory	note,
_	8 * * *	and by which note I * * * * * * *	* * * * *	* * * * *	****	Dollars, and	interest from date	of disburser	nent_
	be payable in the 1st	n installments as fol day of <u>Novem</u> day of each and eve	_{lows:} One Hun ber , 19 73	dred Ninet 3 and One	ty and 96/1 Hundred N	100's* * * inety and 9	* * * * * * * * 6/100's* * *	* * * * * * * ₁	Dollars Dollars
	oner paid, sha	the due on the be applied first to accents constituting printer annum, and all	lstday of _C crued and unpai	October id interest on the	19.93; he unpaid princi	all such paymer pal balance and	nts on account of the remainder to print the date for payment	he indebtedness evi	denced
120	at the election become at on e or interest in a contained in the	or at such other p or to be legal holder ther to be and payable, at the cords with the term of T ust I ed (in which severally wa've present	lace as the legal eof and without e place of payments thereof or in the event election	holder of the motice, the prin notice, the prin nt aforesaid, in a case default sha may be made a	ote may, from ti cipal sum remai case default shal all occur and cor at any time after	ime to time, in w ning unpaid there I occur in the pay ntinue for three do the expiration	riting appoint, which on, together with acc ment, when due, of a lays in the performant of said three days, wi	n note further provide crued interest thereo any installment of p nce of any other agr ithout notice), and	les that n, shall rincipal reement that all
5-7	NOW THI limitations of t Mortgagors to Mortgagors by and all of their	REFORF to recure he above mentioned to be performed, and a these presents Convi- estate, right, tile an	the payment of note and of this iso in considera EY and WARR interest thereis	the said princip Trust Deed, a stion of the sun ANT unto the n, situate, lying	pal sum of mon ind the perform in of One Dolla Trustee, its or and being in t	ney and interest ance of the cove ar in hand paid, his successors an the	in accordance with nants and agreement the receipt whereout d assigns, the follow	the terms, provision to herein contained, if is hereby acknow wing described Real	ns and by the dedged, Estate,
$\vec{\gamma}$	Lot 42 in 'Northeast Meridian	of Dolton Block 11 in quarter of S according to the Registrar	shepari's lection li, the plat	Michigan A Township thereof re	venue No. 36 North, corded Jun	2, being a Range 14, 1 e 29, 1927	Bast of the T	hird Princips	to wit: ie il
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S.	herein si Zor owner	nall be due an	d payable onsent to	ic (o'1 in release of	stanter. this prov	Provided he	owever that the second of the	he holder of	
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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 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) complete within a reasonable time any building or 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 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 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.
- 5. The rustr or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to ___y ____, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate o in ____ he validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors sual oay the item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the hidder of the principal note and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything it the rincipal 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 creef ault shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness here', see and shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Tru tees' all "are the right to forcelose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a me, age, acbt. In any suit to forcelose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all experisures 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, or ays, or documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to liems to be expe ded aft ir entry of the decree of procuring all substracts of their, tilt, tilt searches and examinations, guarantee policies, Torrens certificates, at a similar data and assurances with respect to tille as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such. "or "vidence to bidders at any sale which may be had pursuant to such decree the true condition of the tille to or the value of the premises. In a ditio, 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 rate of seven per cent per annum, when paid or incurred by Trustee or holders of use alone in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of 1 em and "ee a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparation, or no commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) p prations for the defense of any threatened suit or proceeding which might affect the premises or the
- 8. The proceeds of any foreclosure sale of the premises shall be d tribute 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 ind the proceeding paragraph hereof; second, all other items which under the terms hereof constitute secured indicates thereon as herein provided; third, all principal and interest tremaining inparts; 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 level, 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, who notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the new 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. So a receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a lead and addictioner, during the full statutory period for redemption, whether there be redemption or not, as well as during any further time say we ne Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which more because you are usual in such cases for the protection, possession, control, management and operation of the premises during the whole may be used to said perform the Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The ladds these secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become such control the lien hereof or of such decree foreclosing that Trust Deed, or any tax, special assessment or other lien which may be or become such as the lien hereof or of such decree foreclosing this Trust Deed, or any tax, special except the lien hereof or of such decree to provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale 1 deficier y.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject any defense which god and available to the party interposing same in an action at law upon the note hereby secured.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee 1 s obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any s or omissions hereunder, except in case of his own goss negligence or misconduct or that of the agents or employees of Trustee, and he may re vii s indemnities satisfactory to him before exercising any power herein given.

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 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
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.

The Installment Note mentioned in the w	ithin Trust Deed	has been
identified herewith under Identification No.		

END OF RECORDED DOCUMENT