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THE ABOVE SPACE FOR RECORDER'S USE ON

September 10 THIS INDENTURE, made 1973 , botween KAMAL L. DALAL and AMIDHARA K. DALAL

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY

an Illinois coration doing business in Chicago, Illinois, herein referred to us TRUSTE, witnesseth:
THAT, WHEP AS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder being herein referred to as holders of the Note, in the principal sum of
ONE THUS AND SIX HUNDRED SEVENTY ETGHT AND 92/100 -- (1678.92)-- Dollars, evidenced by conserving instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

telivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from the said principal sum and interest on the balance of principal remaining from the said principal sum and interest on the balance of principal remaining from the said principal sum and interest on the balance of principal remaining from the said principal sum and interest on the balance of principal sum and the balance o on the balance of principal remaining from time to time unpaid at the rate per cent per annum in instalments (including principal and interest) as follows: from

of eight per cent per annum in instantions (chicago per line) of OCEOBER 19 7 and ONE HUNDRED FORTY FOUR & 11/100 Dollars on the 1st day of eac. month the refer on the said note is fully paid except that the final payment of principal and interest, if not oo er paid, shall be due on the 10th day of September 19 74 All such payments on account of the ideb'd a evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provi cat that the principal of each instalment unless paid when due shall bear interest at the rate of eight per annum, and all of so including a proposition, and in absence of such appointment, then at the office of Chicago Title and Trust Company in said City.

appoint, and in said City,

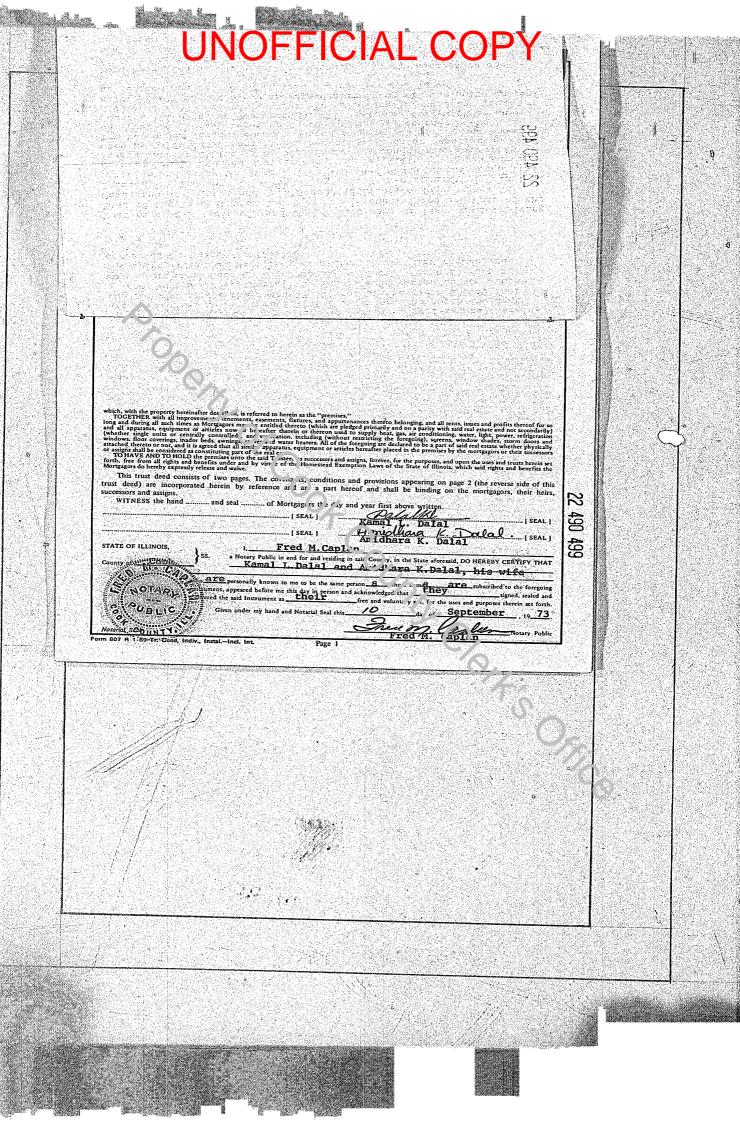
Unit No. in Chesterfield on Towny Condominium as delineated on survey of the following described pirce. of real estate (hereinafter referred to as "Parcel"): Lot 1 (L.C., the north 160 feet thereof and except the South 37.50 feet of the North 197.50 feet of the West 147 feet thereof) in Muno's Sund'vision in the South-west Quarter of Section 25, Township 41 North Pange 13 East of the Third Principal Meridian, according to the plat thereof re-corded as Document No. 3769788

also

That part of a strip of land 21-1/2 feet more or less in with lying East of the East line of Lot 1 in Muno's Subdivision and Vest of the West line of McQuire and Orrs Second Addition to Rogers Fa. in Section 25, Township 41 North, Range 13, East of the Third Trimipel Meridian and lying South of a line 160 feet South of the North Ine Meridian and lying South of a line 160 feet South of the North ine of said Lot 1 extended East in Cook County, Illinois, which sure is attached as Exhibit A to Declaration of Condominium Ownership made by La Salle National Bank, a national banking association as Trustee under Trust Agreement, dated December 28, 1967, and known as Trust No. 30666, recorded in the Office of Recorder of Cook County, Illinois, as Document No. 21576982, together with an undivided 1.6666 per cent interest in said Parcel (excepting from said Parcel, the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

Mortgagor also hereby grants to Mortgagee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.



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| or<br>sub<br>upo<br>bul                  | be destroyed: (2) keep said premises in good condition and re-<br>pordinated to the lien hereof: (3) pay when due any indebtednes<br>on request exhibit satisfactory evidence of the discharge of suc-<br>ilding or buildings now or at any cince in   | Page 2  EFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED): y buildings or improvements now or hereafter on the premises which may become damaged pair, without waste, and free from mechanic's or other liens or claims for lien out expressly is which may be secured by a lien or charge on the premises superior to the lien tery form. In prior lien to Trustee or to hadder or elements.   |
|--|--|--|
| and pre                                  | puct to the premises and the use thereof; (6) make no material a 2. Mortgagors shall pay before any penalty attaches all general to other charges against the premises when due, and shall, upon yent default hereunder. Mortgagors shall not in fell units of the premises when the charges against the premises when due, and shall, upon yent default hereunder. Mortgagors shall not in fell units of the charge of  | EFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):<br>buildings or improvements now or hereafter on the premises which may become damaged<br>pair, without wate, and free from mechanic's on the premises which may become damaged<br>as which may be secured by a lien or charge on the they liens or claims for lien interest, and<br>by prior lien of Trustee or to holders of the note: (4) comes superior to the lien hereof, and<br>point said premises: (5) comply with all requirements of law within a casemable time any<br>point said premises except as required by law or municipal ordin in endumbers with<br>takes, and the premises except as required by law or municipal ordin in endumbers with<br>written request; hurnifyed laxes, special assessments, water charges, sewer service charges,<br>written request; hurnifyed the premise in burst of the note duplicate receipts shereful. To<br>set, in the manner provided by assure, any tax or assessment which Mortgagers may desire<br>or hereafter itituated on said premise insured against less.   |
| win<br>to (                              | contest.  3. Mortgagors shall keep all buildings and improvements now indstorm under policies providing for payment by the insurance pay in full the indebtedness secured hereby   | eat, in the manner provided by statute, any last or assessment which Mortgagers may desire<br>or hereafter situated on said fremines insured against loss or damage by fire, lighting or<br>companies of moneys sufficient either.   |
| shal<br>poli                             | nage, to Trustee for the benefit of the holders of the note, such<br>ld deliver all policies, including additional and renewal policie<br>licies not less than ten days prior to the respective dates of expira<br>4. In case of default therein, Trustee or the holder of expira  | attisactory to the holders of the note; under insurance policies payable, in case of loss or rights to be evidenced by the standard mortage clause to be attached to each policy, and in case of insurance should be attached to each policy, and tion.  |
| if a affe                                | rigagors in any form and manner deemed expedient, and may, by, and purchase, discharge, compromise or settle any tax lie cting said premises or contest any tax or assessment. All monnection therewith, including attorneys' feet, and contest any tax or assessment.   | ote may, but need not, make any payment or perform any act hereinbefore required of no ut need not, make full or partial payments of principal or interest on prior encumbrances, no other prior lies or stille or claim thereof, or redeem from any tax sale or forfeiture, pay paid for any of the neurose.  |
| addi<br>per<br>here                      | tional indebtedness secured hereby and shall become immediat<br>annum. Inaction of Trustee or holders of the note shall never<br>under on the part of Mortgagors.  | cys advanced by Trustee or the holders of the note to protect the mortgaged premises and in matter cancerning which action herein authorized may be taken, shall be so much cy due and payable without notice and with interest thereon at the rate of or the considered as a wayer of a surface.  |
| 10 h                                     | bill, statement or estimate procured from the appropriate p<br>dity of any tax, assessment, sale, forfeiture, tax lien or title of<br>dottgagers shall pay each item of indebtedness herein most   | ing any payment hereby authorized relating to taxes or assessments, may do so according<br>sublic office without inquiry into the accuracy of such bill, statement or estimate or into<br>relaim thereof.  |
| or in<br>inter<br>conce                  | Trust Deed to the contrary, become due and payable (a) st or the note, or (b) when default shall occur and continu   | written request, formals to Trustee are to held assessments, water charges, as were service charges exist, in the manner provided by statute, any tax or assessment which Mortaggers may desire or held format of the manner provided by statute, any tax or assessment which Mortaggers may desire or hereafter situated on said premises insured against less of samige by fire, lightning or companies of moneys sufficient either to pay the cost of replacing or repairing the same or repairing the same or the same of            |
| force<br>exper<br>fees<br>after          | los. of it concerns hereby secured shall become due whinditures and expenses which may be paid or incurred by or outlay or de tumentary and expert evidence, stenographers' control.   | immediately in the case of default is making payment of any installants of principal or a for three days in the performance of any other agreement of the Mortgagors herein there by acceleration or otherwise, holders of the note or Trustee thall have the right to a three shall be allowed and included as additional indebtedness in the decree for sale all charges, publication costs and costs (which of attorney's feet, Trustee's feet, appraiser's searches and examinations, title insurance policies. Tomated as to items to be expended so make the control of the           |
| and a<br>bidde<br>the n<br>there         | assurances wid stock to title as Trustee or holders of title, title ers at any sale which men be had pursuant to such decree the tru nature in this paragrant we sloned shall become so much ad-   | rearcher and carminations, title insurance policies. To rorens certificates, and similar data to the carminations, title insurance policies. To rorens certificates, and similar data to may deem to be casonably necessary either to prosecute such suit or to eddence to ditional individuals and or or the value of the premises. All expenditures are ordered to the carmination of the carmination of the premises.   |
| proba<br>indeb<br>wheth<br>hereo         | ate and bankruptcy pro edi 5, to which either of them shall<br>tedness hereby secure ; or , b) preparations for the comment<br>her or not actually commerced, or (c) preparations for the defe<br>f, whether or not actually   | arred by Trustee or bediers of retry, and immediately due and payable, with interest<br>be a party, either biolders of the note in connection with (a) any proceeding, including<br>the party either proceeding, including the proceeding including<br>cement of any suitor of the foreclosure, hereof after accrual of such right to fore only<br>must of any therefore, the foreclosure, hereof after accrual of such right to fore only<br>the proceeding the processing the proceeding the processing the pr |
| and e<br>which<br>princi                 | The proceeds of any torcolosure sole of the premises shall be<br>xpenses incident to the foreclosure proceedings, including all a<br>under the terms hereof constitutes seeved debtedness addit<br>pal and interest remaining unest.   | distributed and applied in the following order of priority: First, on account of all costs until the same are mentioned in the preceding paragraph hereof, second, all other items on the red priority.  |
| appea<br>9.<br>Such<br>applic            | Upon, or at any time after the filing of a bill to eclose this appointment may be made either before or over the ation for such receiver and without services.   | until term as are mentioned in the preceding paragraph hereof, on account of all coats to the evidenced by the note, with interest thereon as herein por all other them to local to that evidenced by the note, with interest thereon as herein por all other them is struct deed, the court in which such bill is filled may appoint a receiver of said premises, it is trust deed, the court in which such bill is filled may appoint a receiver of said premises, the premises or whether the sum that be then occupied as the time of the premises or whether the sum that be then occupied as the great or or not and the experiment of the premises of the sum of the sum of the premises of the premises of the premise of the sum of            |
| pende<br>as wel<br>and al                | re hereunder may be appointed as such receiver. Such receive<br>ney of such foreclosure suit and, in case of a s. and a difficient<br>l as during any further times when Mortgagors, except for the<br>l other powers which may be used.   | f the premises or whether the same shall be then occupied as a homestead or not and the<br>er shall have power to collect the cents, issues and profits of said premises during the<br>cy, during the full statutory period of redemption, whether there be redemption or not.<br>Intervention of such received.   |
| of: (1)                                  | the whole of said period. The Court from time to the  The indebtedness secured hereby, or by any decree fore .osi or to the lien hereof or of such decree, provided such appli atio.  No action for the enforcement of the lien hereof appli atio.   | aces for the protection, possession of entire to collect such rents, issues and profits,<br>horize the receiver to apply the nee income in this hands in payment in whole or in paff<br>of a ride prior to force my tax, special assessment or other lice which may be or become   |
| party<br>11.<br>purpo:<br>12.            | interposing same in an action at law upon the note hereby secur.  Trustee or the holders of the note shall have the right to insec.  Trustee has no dury to execute the note has no dury to execute the right to insec.  | an' -reof shall be subject to any defense which would not be good and available to the pec the premises at all reasonable times and access thereto shall be permitted for that   |
| identit<br>herein<br>miscor<br>13.       | ty, capacity, or authority of the signatories on the note or true, given unless expressly obligated by the terms hereof, nor be I added to that of the agents or employees of Trustee, and it may  | e or condi on of he premises, or to inquire into the validity of the signatures or the tideed, n shall I ustee be obligated to record this trust deed or to exercise any power table for ny acts or omissions hereunded, except in case of its own gross negligence or require inc.  |
| by this<br>after r<br>Trustes<br>describ | s trust deed has been fully pald; and Trustee may execute and<br>maturity thereof, produce and exhibit to Trustee the note, re<br>e may accept as true without inquiry. Where a release is rec   | per instrument. On p centation of other exercising any power herein given:<br>deliver a releas here it n and at the request of any person who shall, either before or<br>presenting that. dr. dedness hereby secured has been paid, which representation   |
| is requested any no                      | scription herein contained of the note and which purporting<br>cested of the original trustee and it has never placed its identified<br>the which may be presented and which conforms in substance we<br>stong herein designated as makers thereof   | to be placed thereon v a joe trustee hereunder or which conforms in substance with<br>securide by the persons, ere or ignates the makers thereoft and where the release<br>ication number on the note excit! if herein, it may accept as the note herein described,<br>with the description herein course of control of the property     |
| recorde<br>situated<br>Trustee           | Trustee may resign by instrument in writing filed in the of of filed. In case of the resignation, inability or refusal to d shall be Successor in Trust. Any Successor in Trust hereunder or successor shall be entitled to expend to the control of t | fice of the Recorder or Registre of itles in which this instrument shall have been act of Trustee, the then Recorder of Decay of the county in which the premises are thall have the identical title, converse to  |
| the wo<br>whethe                         | This Trust Deed and all provisions hereof, shall extend to and a "Mortgagors" when used herein shall include all such per or not such persons shall have executed the note or this Trust when more than one note is used.  | pec the premises at all reasonable times and access thereto shall be permitted for that a core cond on of 're premises are inquire into the validity of the signatures or the at deed, n' shall T sucre be objected to record this trust deed or to exercise any power require inc. "Interview to the fore every in case of its own gross negligence or require inc. "its 'startory to it before every in case of its own gross negligence or per instrument 'on p sentation of sutifactory evidence that all index secured per instrument 'on p sentation of sutifactory evidence that all index secured presentations to the start of the secured presentation of successor's reduces there for and at the request of any person who shall, either before er presentation of a successor's reduces the every secured has been paid, which representation to be placed therefore a 'ca ignated as the mother on conforms in substance with executed by the persons er' ca ignated as the mother of conforms in substance with executed by the persons ere' ca ignated as the mother of the reduced by the second or the note entire the entire of the second or the note entire the entire of the second or the note entire the entire of the second of the note and which purports to be executed by the of Trustee, the then Recorder of De and of the country in which the premises are set of the second or the entire that the entire of the second or through Mortgaors, and any large of the second or through Mortgaors and all persons claims and all persons claims of the Lacksedness or any part thereof, as Deed, The word "note" then used in this instrume. I shall be construed to mean the premise are construed to mean and the persons claims.   |
|  |  | Silver . 1. Cheese specimen of the second of           |
|  | EUOR COMMAL HELMONE  | SECONDEN/O- UT as  |
|  | SER 25 173   40 PM   | *22490499  |
|  | IMPORTANT  |  |
|  | THE NOTE SECURED BY THIS TRUST DEED SHOULD   | Identification No  |
|  | THE TRUST DEED IS FILED FOR RECORD.  | B. Marie Officer / New York  |
| IL TO:                                   | SAM KARLOV<br>6515 N. KEATING<br>LINCOLNUMBO TILL  | FOR RECORDER'S UNDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE   |
| _ L                                      | LINCOLNWOOD, ILLINOI   | 55 (3) A DISCRIBED PROPERTY HERE   |
| PLACE                                    | IN RECORDER'S OFFICE BOX NUMBER  |  |
| ALCORATIONS                              |  |  |
| i julian                                 |  |  |
| -  | SEND OF BECORN   | ED DOCUMENT  |