UNOFFIÇIAL COPY

THUST DEER (INCOMPANDED FOR ECORD) THE ADDRESS OF THE CORD TO PERCENT TO A STATE OF THE ADDRESS OF THE CONTROL OF THE ADDRESS
TRUST DEED UNITION. The Abova Space for Recoder's Use Only The Abova Space for Recoder's Use Only The Abova Space for Recoder's Use Only This INDUSTRIES, state Movember 13th. INTELLIFICATION OF THE ABOVA Space for Recoder's Use Only This INDUSTRIES, state Movember 13th. INTELLIFICATION OF THE ABOVA Space for Recoder's Use Only TRANSCES C. KATAGIANES has state Detrine referred to a "Mortgagere," and CARMOTTE MARIOSOCH. Detrine referred to a "Mortgagere," and Deliver, and interest from Sale Only Mortgagere, made payable to Bears' ABOVA Space of the Space of th
THIS INDENTURE, made ROYSENGEY 13th 19 13 between FEERE O. DARMOTAUSS and Derive referred to as "Mortgagen," and CRIMOTE KIASUSSEY, KARAGUANSS, has wire to the control of
THIS INDIVITUES. C. KARACIANES. In a vice. CARACITE MASSUSCE Trailines In Nos. of even date herewish, accounted by Morgagore, made payable to Bearer CARACITE MASSUSCE CARACITE MASS
THIS INDIVITUES. C. KARACIANES. In a vice. CARACITE MASSUSCE Trailines In Nos. of even date herewish, accounted by Morgagore, made payable to Bearer CARACITE MASSUSCE CARACITE MASS
FRANCES C, KARACUESE, his wife berein referred to as "Mortgagen" witnesseth That, Whereas Mortgagers are justly indebted to the legal bolder of a principal promissory note, territored "installment Note," of even date herewith, executed by Mortgagens, make payable to Beautr INTER INDEAD MAR. Ang. 1/20 (55, 000.00) and the second of the
therein referred to a Truster, wineasth). That, Whereas Mortuagors are justly indicated to the legal bolder of a principal promisery note, interest meritarial continuation Note, of were date herewith, exceeded by Mortgagors, made payable to Beaser and delivered, in and by which note Mortgagors promise to pay the principal sum of FTVE INCIDIAND and not/LOC (\$3,000.00). FTVE INCIDIAND and not/LOC (\$3,000.00). The principal remaining from time to time usual at the rate of .LEGAL per cent per amount, such principal sum and interest on the payable in installments as follows. **DEFERREDUCED TRUSTICATION AND ASSETTION (\$122.07). Or DOT Officer of the .LEGAL per cent per amount, such principal sum and interest on the language of the .LEGAL per cent per amount, such principal in the per center of the .LEGAL per cente
and delivered, in and by which noje Morgagora promise to pay the principal sum of FIVE TEOLERAD and no/LOC (35,000,000)
FIVE FIGURADD and no loc (25,000,000)
on the belance of principal remaining from time to time upside at the rate of 1287. Per cent per annum, such principal sum and interest to be payable in intelliments as follows:
on the 1812 day of clash and covery mouth thereafter until and note in fully pick, Exceptionated and covery mouth thereafter until and note in fully pick, Exceptionated and the covery mouth thereafter until and note in fully pick, Exceptionated and the covery mouth thereafter until and note in fully pick, Exceptionated and the covery mouth thereafter until and note of the pick of the covery mouth thereafter until and note of the covery mouth thereafter until and note of the covery mouth thereafter the date for payment thereof, at the said of said into the pick pick pick pick pick pick pick pick
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by said in is it be applied first to accrued and unpaid interest on the unpaid principal balance, and the remainder to principal the portion of each of add in aim or constituting principal. In the retent not paid when due, to best interest after the due for payment thereof, at the rate of Indian, present of the payment thereof, at the rate of Indian, present of the payment thereof, at the rate of Indian, present of the payment thereof, at the rate of Indian, present of the payment thereof, at the rate of Indian, present of the payment thereof, at the payment thereof the payment of the payment and present the payment of the payment and present the payment of the payment and present the payment of the pa
Miles, per ent or annum, and all such payments being made payable at JOS. CACCHATORE & CO., 2525 SO. Helated St., Chicago, L. a a such citary pleas as the election of the kg holder thereof and without notice, the principal sum remaining surpaid thereon, together with accrued interest thereon, shall control to the kg holder thereof and without notice, the principal sum remaining surpaid thereon, together with accrued interest thereon, shall control to the kg holder thereof and without notice, the principal sum remaining surpaid thereon, together with accrued interest the control of the state of th
Chicago. 1 a work other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that at the election of the light offer thereof and without notice, the principal sum remaining unpud thereof, ngather with accurate interest thereof, which can be a supported to the control of the c
which, with the property hereinafter described, is referred to herein a the "premises." Country of Chicago. Lot 40 in Block 4 in Povnta's Subdivision of South 20 acres of West 1/2 of North East 1/4 of Section 28, Township 39 North, Range 14 East of the Third Princip 1 Meridian in Cook Country, Illinois. which, with the property hereinafter described, is referred to herein a the "premises." TOETHER With all improvements, tenements, essements, and out of the country, Illinois. which, with the property hereinafter described, is referred to herein a the "premises." TOETHER with all improvements, tenements, essements, and out of the country, Illinois. which, with the property hereinafter described, is referred to herein a the "premises." TOETHER with all improvements, tenements, essements, and out of the country, Illinois. which, with the property hereinafter described, is referred to herein a the "premises." TOETHER with all improvements, tenements, essements, and out of the country of the mortisaged premises and the country of the country of the mortisaged premises and the country of the country of the country of the mortisaged premises and the country of the country of the mortisaged premises. The True Beed consists of two pages. The coverants, conditions and provisions appears to one rest of the purposes, and uncomes and even and country of the country
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MAIL TO: ADDRESS SEND SUBSEQUENT TAX BILLS TO:
나는 마이트 전에 가장하는 경험을 하게 하고 있습니다. 그는 그는 사람들은 사람들이 되었다면 하는 사람들이 되었다면 하는데 다른데 다른데 다른데 다른데 다른데 다른데 다른데 다른데 다른데 다른
OR RECORDER'S OFFICE BOX NO. 275 (Address)

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UNOFFICIAL COPY

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 ilens or ilens in favor of the United States or other ilens or claims for ilen 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 buildings 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.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service 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 statute, 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 full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance pilicies payable, in case of loss or damage, to Trustee for the benefit of the holders of 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 use of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- Lin 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 pri or er umbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any as also or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all taxer is spaid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder, or any other moneys advanced by Trustee or the holder of the note and make the property of the property of the purposes herein any payable without or any other moneys and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which latered as a wait of any other moneys are assessments. They do considered as a wait or of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Truste or he holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do according to any bil. "Lement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall par each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall not withstanding anything in the principal 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 default thall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- herein contained.

 7. When the indebtedness hereby "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 Trustee anal "nav 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 mortgage debt in any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditure, or a penses 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, on lays or Jocumentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expende, aft entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and sim are data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to protest each suit or o evider—to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, a ext notificates and expenses of the nature in this paragraph mentioned shall become such additional indebtedness secured hereby and in mediat ly due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the ne' in connection with (a) my action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which either of them sual be 'party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the or menecement 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 threatened suit or proceeding which might affect the prem
- the premises or the security hereof, whether or not actually commenced

 8. The proceeds of any foreclosure sale of the premises shall be distributed in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such it is as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness and distinct of the proceeding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness and disonal to that evidenced by the note hereby secured, with sentatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then v. lue 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, such 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 real and a deficiency, during the full statutory period for receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be not such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be not profit of the protection, possession, control, management and operation of the premises during the whole of sale period. 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 recover forest secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become stream of the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficie by
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject. 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 a cess the reto shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be 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 acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require an untiles satisfactory to him before exercising any power herein given.
- 33. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence th t. 3 indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the requestance of the presentation of satisfactory evidence that the person who shall either before or after maturity thereof, produce and exhibit to Trustee the indicate of the presenting that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without larger, where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein, described any note which bears a certificate of the distillation purporting to be executed by a prior trustee hereunder or which conforms in substance with the described herein herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and he has note herein described any note which may be presented and which conforms in substance with the described herein, he may accept as the genuine 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, 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 on 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 thereunder.

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 within Trust Deed has been

identified herewith under Identification No. -