GEORGE E. COLE® FORM No. 206 LEGAL FORMS May, 1969	Silvey R. Olsos 1974 FEB	21 PM 1 10 22	RECORDER OF DEEDS COOK COUNTY (LLINDIS
TRUST DEED (Illinois) For use with Note Form 1448 (Monthly payments including interest)	FEB-21-74 7:6 0 2	9 8 22634919	□ A — Rec 5.10
THIS INDENTURE, made February Sanchez, his wife & Maria Joel J.	9 19 74 between Sanchez, A spinster	Above Space For Recorder's Andres Sanchez J	
herein referred to as "Trustee," witnesseth: 'I termed "Installment Note," of even date her		indebted to the legal hold de payable tachersir Sty	er of a principal promissory note.
and delivered, in 10 by which note Mortgage	ors promise to pay the principal sum	of Two thousand fo	ur hundred forty
on the balance of prior ral remaining from to to be payable in ir call is as follows: on the 9th day ( April	me to time unpaid at the rate of	per cent per annu Sixty eight a and 05/100	m, such principal sum and interest ad 05/100 - Dollars Dollars
on the 92b day of each and every mont sooner paid, shall be due on the 250 da by said note to be applied first 1. we used an of said installments constituting win. 151 to per cent per annum, and all such a	y of March 1977 d unpaid interest on the unpaid prin the extent not paid when due, to yments being made payable at Si	; all such payments on accipal balance and the remains bear interest after the date in tyle Builders, Inc.	ount of the indebtedness evidenced der to principal; the portion of each for payment thereof, at the rate of
or at such other place as the detection of the legal holder thereof and become at once due and payable, at the place or interest in accordance with the terms thereo contained in this Trust Deed (in which event a parties thereto severally walve presentment for	e legal holder of the note may, from y' out notice, the principal sum rema payment aforesaid, in case default sha f or ir ase default shall occur and co elect on n ay be made at any time aft.	time to time, in writing appo- sining unpaid thereon, togethe ill occur in the payment, where ontinue for three days in the pay- er the expiration of said three	seriormance of any other agreement
NOW THEREFORE, to secure the payminitations of the above mentioned note and Mortagors to be performed, and also in co. Mortagors by these presents CONVEY and and allog their state in the did and interest	ent of the said principal sum of me of this frust Pan, and the perform saideration of the su not One Dol WARRANT into the Trustee, its or therein, situal lying and being in COUNTY OF.	lar in hand paid, the receip his successors and assigns, t the	nce with the terms, provisions and greements herein contained, by the t whereof is hereby acknowledged, he following described Real Estate, ND STATE OF ILLINOIS, to wit:
Lot 26 in block 1, in M.D of the south half of the township 39 north, range	northeast quarter c. The	southeast quarter	of section 4,
		hein rind.	aucino De
which, with the property hereinafter describe TOGETHER with all improvements, ter so long and during all such times as Mortgag said real estate and not secondarily), and all gas, water, light, power, refrigeration and alstricting the foregoing), screens, window shad of the foregoing are declared and agreed to ball buildings and additions and all similar or cessors or assigns shall be part of the mortgag.	d, is referred to herein as the "pren ements, easements, and appurtenan ors may be entitled thereto (which re fixtures, apparatus, equipment or as reconditioning (whether single units s, awnings, storm doors and window e a part of the mortgaged premises y other apparatus, equipment or artic- ted premises.	discs, the state of the state o	rents, Issues and profits thereof for deed primarily and on a parity with in or thereon used to supply heat, i ventilation, including (without reds, stoves and water heaters. All he so 'r not, and it is agreed that mises 'y Mortgagors or their suc-
TO HAVE AND TO HOLD the premis and trusts herein set forth, free from all rights said rights and benefits Mortgagors do herebe This Trust Deed consists of two pages, are incorporated herein by reference and here Mortgagors, their heirs, successors and satignation Witness the hands and seals of Mortgago	is and benefits under and by virtue of y expressly release and waive. The covenants, conditions and providing are made a part hereof the same	of the Homestead Exemption sions appearing on page 2 (t as though they were here set	Laws A the State of Illinois, which
PLEASE PRINT OR TYPE NAME(S) SELOW SIGNATURE(S)	and Sanchez  Dora Sanchez	(Scal) Mar	a Sanchez (Seal)
State of Illinois, County of Cook	in the State aforesaid, DO Dora Sanchez, his	wife & Maria Sanch	
	subscribed to the foregoing in edged that the Sygned, as free and voluntary act, for it walver of the right of homes 9th	strument, appeared before m ealed and delivered the said he uses and purposes therein tead.	e this day in person, and acknowl- instrument as their set forth, including the release and February to 74
Given times in the second official seal, this Commission of the second s	19.75	Jasemany a	Notary Public
Style Buil		ADDRESS OF PROPERTY: 4850 W. Cortez Chicago, Illinoi:	22
MAIL TO: ADDRESS 6439 N.	Cicero	PURPOSE STATE AND IS NOT THE ABOVE ADDRESS OF THE A	PA PARTISFICALS 26349
CITY AND Lancolnwoo	ZIP CODE	W.U.	MALL 15
OR RECORDER'S OFFICE BOX NO		(Address)	<del></del>

## 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 mechanics liens or liens in favor of tide United States or other liens or cleans to rilen out 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 now or at any time in process of erection gon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) mits no material siterations 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, lighting 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 pay? be, 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 claw 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 by any about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case 'default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mor agors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbran 's, 's any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax as a or or 'refeture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses, 's 'curred in connection therewith, including reasonable attorneys' (see, and any other moneys advanced by Trustee or the holders of the note 'p pro text the mortgaged premises and the lien hereof, plus reasonable ompensation to Trustee for each matter concerning which action here' a "b 'd' may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice an "ti 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 a y 'ght accruing to them on account of any default hereunder on the part of Mortgagors.

  5. The Trustee or the he' are' the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statemen' or 'stimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or into the valid by c any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

  6. Mortgagors, which were a second of the sale of the second of the sale of the form hereof.

- 7. When the indebtedness hereby secured shall 'com' due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have to right of foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. It may suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expair. In hich 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, outlays for locu tentary and expert evidence, stenographer' charges, publication costs and costs (which may be estimated as to items to be expended after wire. 'To be decree of procuring all such abstracts of this, title searches and examinations, guarantee policies, Torrens certificates, and similar data / ad a survaces with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence or deders 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, all exp. "were and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediated 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 note in connection." It (a) any action, aut or proceeding, including but not limited to probate and bankrupty proceedings, to which either of them shall be a providence and bankrupty proceedings, to which either of them shall be a providence and bankrupty proceedings, to be the theory of the premates of the cours increme of any sturious of the Trust Decree and any analysis of the proceeding which might affect the premises of the executive hereof, whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and up lied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such nern as are mentioned in the preceding paragraph hereof; second, all other times which under the terms thereof constitute secured indebtedness add the all to that evidenced by the note hereby secured, with interest interent as herein provided, thinly surprincipal and interest mentions as the principal and interest mentions as a signs as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, the Co. At i, which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without note, without regard to the solvency or insolvency of Mortagors at the time of application for such receiver and without regard to the then value of "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 "it have power to collect the rents, issues and profits, of said premises during the pendency of such foreclosure suit and, aces of a sale an' a det iency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when M. rigago: , except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessar or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said person. The Court from time to time may decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become superior. The lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in according to the intervent of the lien of this Trust Deed or of any according hereof the lien and deficie.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any of once which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access ther at 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 this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omiss, hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require ndemn satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that r in debtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of r y person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee may accept as the genuine note herein described any note which seems a certificate of identification purporting to be executed by a prior trustee hereunder or 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 the makers thereof; and where release is requested of the original tystee and he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine Principal note herein described any note which may be presented and which conforms in substance with the description herein isontained 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,
  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 accond 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 Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the pay the indebtedness or any part thereof, whether or not such persons shall have executed be 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.

ENDLOS GRACIADED DO DO AMANTE