

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED)

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (2) keep said premises in good condition and repair, without waste, and free from mechanics or other liens or claims for lien not expressly subordinated to the lien hereof, (3) 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, (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (6) make no material alterations in said premises except as required by law or municipal ordinance.
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 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 property insured against loss or damage by fire or lightning for the full insurable value thereof, and against tornadoes, windstorms or cyclones for 100 per centum of the insurable value thereof (the insurable value for all insurance purposes to be deemed not less than the amount of said principal indebtedness, all in companies satisfactory to holder and make all insurance policies payable in case of loss to Trustee by the standard mortgage clause to be attached to each policy for the benefit of holder, deliver all policies including additional and renewal policies to holder, and in case of insurance about to expire to deliver renewal policies not less than twenty days prior to the respective dates of expiration.
4. In case of default herein, 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 encumbrances if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof or redeem from any tax sale or foreclosure affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be in full and complete satisfaction of the indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of 12 per cent per annum inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest when due according to the terms hereof. At the option of the holders of the note and without notice to Mortgagors all unpaid indebtedness secured by this Trust Deed shall notwithstanding anything in the note or in this Trust Deed to the contrary become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note or (b) when default shall occur and continue for thirty days in the performance of any other agreement of the Mortgagors herein contained.
7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise the holders of the note or Trustee shall have the right to foreclose the lien hereof in any suit to foreclose the lien hereof there shall be allowed and included as additional indebtedness in the decree for all expenditures 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 and expenses, disbursements for documentary and expert evidence, stenographers' charges, publication costs and costs, which may be estimated as follows: (a) as to items to be expended (the entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates and similar data (including assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to enforce the same) (b) as to any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses (other than those in this paragraph mentioned) shall become so much additional indebtedness secured hereby and immediately due and payable with interest thereon at the rate of 12 per cent per annum, when paid or incurred by Trustee or holders of the note in connection with any proceeding including private and insolvency proceedings, to which either of them shall be a party either as plaintiff claimant or defendant by reason of this Trust Deed or any indebtedness hereby secured, or (b) preparations for the commencement 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 premises or the security hereof whether or not actually commenced.
8. The proceeds of any foreclosure sale of the premises shall be distributed 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 indebtedness additional to that evidenced by the note with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note fourth any surplus to Mortgagors their heirs legal representatives or assigns as their rights may appear.
9. Upon or at any time after the filing of a bill to foreclose this trust deed the court in which such bill 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 validity or priority of Mortgagors at the time of application for such receiver and without reducing the value of the premises or what is the same the receiver may be appointed as a nominee 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 on or after the date of a sale and a deficiency during the full statutory period of redemption or otherwise before redemption or not as well as during any further times when Mortgagors except for the intervention of such receiver would be entitled to collect such rents issues and profits and all other powers which may be necessary or are usual in such cases for the protection of the mortgaged premises and operation of the premises during the whole of such period. The Court may in its discretion may authorize the receiver to apply the net income of the rents in payment in whole or in part of (1) the indebtedness secured hereby or by any decree foreclosing this Trust Deed or any tax special assessment or other lien which may be or become superior to the lien hereof or of such decree or (2) such application is made prior to the filing of such bill in the deficiency or use of a sale and a deficiency.
10. No action for the enforcement of the principal or interest hereof shall be taken by any party hereto until the full principal and interest and all other items in the party interposing same in an action on any application for a decree.
11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and to make any repairs needed on the premises for that purpose.
12. Trustee has no duty to examine the title location and condition of the premises or any other matters which may be related to record this instrument or to exercise any power here given unless expressly obligated by the terms hereof. Trustee and its agents and employees shall not be liable for any loss or injury to the premises or any other matters which may be related to record this instrument or to exercise any power here given.
13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid and Trustee may execute and deliver a release hereof to and at the request of any person who shall appear before or after maturity to the producer and exhibit to Trustee the note or instrument containing the note and which purports to be signed by the mortgagor or the mortgagor's representative or Trustee may accept as true without inquiry. Where a release is requested of a successor Trustee such a successor Trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior Trustee hereof or which conforms in substance with the description hereof contained in the note and which purports to be signed by the mortgagor or the mortgagor's representative or Trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by the persons herein designated as maker's thereof.
14. Trustee at any time acting hereunder may resign by instrument in writing filed with the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed in case of the resignation inability or refusal to act the Trustee CHICAGO TITLE AND TRUST COMPANY or its successors or assigns shall be its Successor in Trust. Any Successor in Trust hereunder shall have the duties and liabilities of the Trustee and shall be deemed to have accepted the same when he or she is first named as Successor in Trust. Any Successor in Trust hereunder shall have the duties and liabilities of the Trustee and shall be deemed to have accepted the same when he or she is first named as Successor in Trust.
15. The Trust Deed and all provisions hereof shall extend to and be binding upon Mortgagors and their heirs and assigns and the heirs and assigns of Mortgagors and the heirs and assigns of Mortgagors when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof whether or not a person shall have executed the note or this Trust Deed.

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IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HERE IN BEFORE THE TRUST DEED IS FILED FOR RECORD

The Installment Note mentioned in the within file is hereby identified herewith under loan identification No.

MELROSE PARK NATIONAL BANK as Trustee

by *James P. Decker*
Vice President and Cashier

D E L I V E R Y NAME [MELROSE PARK NATIONAL BANK]
STREET [17th Avenue at Lake Street]
CITY [Melrose Park, Illinois 60160]

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DISTRICT PROPERTY HERE

1330 Aberdeen, Inverness, Illinois

INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER 669
MELROSE PARK NATIONAL BANK

END OF RECORDED DOCUMENT