



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 building or improvements now or hereafter on the premises which may become damaged or be destroyed. (2) keep and premises in good condition and repair without waste and free from such nuisances or other liens or claims for lien not expressly...

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 premises insured against loss or damage by fire, lightning or 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 compliance 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.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereunder before recording 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, or any other proceedings, or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in affecting said premises or contesting any tax or assessment, all moneys advanced by Trustee or the holders of the note to protect the mortgage, premises and connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note, shall be taken shall be so much of the lien hereof plus reasonable compensation to Trustee, for each matter concerning which action herein authorized may be taken shall be so much of the additional indebtedness secured hereby, and shall become immediately due and payable without notice and with interest thereon at the rate of per annum. Inacting 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 officer without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, foreclosure, 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 immediately in the case of default in making payment of any installment of principal or interest of the note, or if when default shall occur and continue for three 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, 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 sale 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, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates and similar data and 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 evidence title at 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 of holders at any sale which may be had pursuant to such decree shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured or (b) preparation for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (c) preparation for the defense of any such 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 and 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 solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the 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. 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 sale and deficiency during the full statutory period of redemption, whether there be 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, possession, control, management and operation of the premises and all other powers which may be necessary or are usual in such cases for the receiver to apply the net income in his hands in payment in whole or in part during the whole of said 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 indebtedness secured hereby or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become due, or (2) the deficiency due in case of a sale and deficiency.

10. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted to that purpose.

11. Trustee has no duty to examine the title location, existence or condition of the premises or to inquire into the validity of the signatures or the identity capacity or authority of the signatories on the note or trust deed nor shall he 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 omissions hereunder, except in case of its own gross negligence or herein given unless expressly obligated by the terms hereof nor be liable for any omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnitees satisfactory to it before exercising any power herein given.

12. 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 if and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note requesting that all indebtedness secured hereby has been paid which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee hereunder or which conforms in substance with the description hereof contained of the note and which purports to be executed by the persons herein designated as the makers thereof, as the makers thereof, and where the release is requested of the original trustee, and it has never placed its identification number on the note described here, it may accept as the note herein described any note which may be presented and which conforms in substance with the description hereof contained of the note and which purports to be executed by the persons herein designated as makers thereof.

13. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Deeds in which instrument shall have been recited or filed in case of the resignation, liability or refusal to act of Trustee, the then Recorder or Deed, of the county in which the premises are situated shall be 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.

14. 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 "Mortgagee" when used herein shall include both persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not both persons shall have executed the note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean the note or notes secured by this trust deed.

15. The mortgagors agree to pay monthly on each installment date, in addition to the herein stipulated payment of interest and principal, a sum equivalent to 7/12th of the estimated real estate taxes and special assessments and 1/12th of the estimated annual cost of hazard insurance.

16. The mortgagors agree that in the event of sale of the mortgaged real estate, the unpaid balance shall become due and payable.

IMPORTANT

THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN PARAGRAPH 1 OF THIS INSTRUMENT.

W. J. Mackie, 1311 W. Chicago Ave., Chicago, Illinois 60647

CHRYSLER TITLE AND TRUST COMPANY

1207 W. Greenview Avenue, Chicago, Ill. 60677

END OF RECORDED DOCUMENT