

Mortgagor covenants and agrees that, until the indebtedness aforesaid shall be fully paid, (1) not to use the mortgaged premises or permit or suffer the same to be used for any unlawful purpose or in any manner that might injure the reputation of the same or that might or could result in a forfeiture or reversion of title thereto or create any right of entry or re-entry for breach of condition subsequent; (2) at all times, to keep, observe and comply with all valid acts, rules, regulations and directions of all governmental bodies having jurisdiction over the mortgaged premises; (3) to pay when due any indebtedness which may be secured by a lien or charge on the mortgaged premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Trustee or to the holder of the principal note; (4) to complete within a reasonable time any repairs or improvements or any building or buildings, now or at any time, in process of construction or erection upon the mortgaged premises, and (5) to make no material alterations in said premises without the consent of the Trustee or the holder of the principal note, except as required by law or in compliance with the valid acts, rules, regulations, orders or directions of a governmental body.

Mortgagor covenants and agrees until the indebtedness aforesaid shall be fully paid, to pay promptly and before any judgments for delinquency thereon shall be entered or any penalty imposed or incurred, all water rates, taxes, assessments (general and special) of any kind and nature whatsoever, as well as all other impositions and governmental charges of any and every kind, ordinary and extraordinary, which may be levied, assessed, charged or imposed upon the said premises or any part thereof, and to deliver to Trustee within thirty (30) days after such taxes, assessments or impositions would be, if unpaid, increased by any interest, penalties or costs, official receipts or duplicates thereof from the public official authorized to give the same, showing the payment of all such taxes, assessments or other impositions. In case of failure of Mortgagor to pay such taxes, assessments or other impositions and to deliver to Trustee receipts or duplicate receipts as above provided, then Trustee or the holder or holders of said principal note may at its or their option pay such taxes, assessments or other impositions.

In case said premises are sold for the nonpayment of any tax, assessment or other imposition, Trustee or the holder or holders of said principal note, may redeem said premises from any such sale or purchase any such tax certificate or tax title and all moneys paid by Trustee or the holder or holders of said principal note, for the payment of any such taxes, assessments or other impositions or for the redemption of said premises from any such sale as above provided and all other moneys disbursed by Trustee or the legal holder or holders of said principal note, to protect the lien of this Trust Deed, with interest thereon at the rate of legal limit per annum, shall become so much additional indebtedness secured by this Trust Deed, and be included in any decree foreclosing this Trust Deed and be paid out of the rents and proceeds of sale of the premises aforesaid, or either of them, if not otherwise paid by Mortgagor, and it shall not be obligatory to inquire into the validity of any such sale, certificate of sale, taxes, special assessments or other impositions, but nothing herein contained shall be construed as requiring Trustee or the holder or holders of said principal note to advance or expend money for taxes, special assessments or other impositions or for any other purpose aforesaid. In case Trustee or the holder or holders of said principal note, shall acquire any certificate of sale or tax deed as aforesaid, Trustee or such holder or holders may at its or their option assert said certificate of sale or tax deed as a lien prior to the lien of this Trust Deed and prior to the rights of Mortgagor and the heirs, executors, administrators and assigns of said Mortgagor at any other time or on any other person or corporation which do.

Mortgagor shall keep all buildings, equipment and fixtures insured against loss or damage by fire, lightning, tornado, windstorm or other casualty, in such amounts and with responsible insurance company or companies acceptable to the Trustee or holder(s) of the principal note secured hereby, but such coverage shall in no event be less than 80% of the insurable value of the mortgaged premises, and through such broker or brokers as the Trustee may from time to time select, and all sums recoverable under such policies shall be payable to Trustee by the mortgagee or trustee clause known as Cook County Inspection Bureau Standard Form, or such other form satisfactory to the Trustee or holder(s) of the note secured by this Trust Deed to be attached to such policies, and all insurance policies to be delivered to Trustee at heretofore provided. Trustee, or the holder or holders of said principal note may procure such insurance, and all moneys paid therefor, with interest thereon at the rate of legal limit per annum shall become so much additional indebtedness secured by this Trust Deed; but it shall not be obligatory upon Trustee, or any holder of said note, to advance or pay for such insurance in case of such failure to insure. In case of the foreclosure of this Trust Deed, the court in its decree may provide that each of said insurance policies may be canceled and that the decree creditor may cause a new loss clause to be attached to each of said policies making the loss thereunder payable to said decree creditor; and any such foreclosure decree may further provide, that in case of one or more redemptions under said decree, pursuant to the statute in such case made and provided, then and in every such case, each successive redeemer may cause the preceding loss clause attached to each insurance policy to be canceled and a new loss clause be attached thereto, making the loss thereunder payable to such redeemer. In the event of foreclosure sale, Trustee is hereby authorized, without the consent of Mortgagor, to assign any and all insurance policies to the holder of the certificate of sale or deed, or to take any such action as may seem advisable, to cause the interest of the holder of the certificate of sale to be protected by any of the said insurance policies. In case of loss Trustee, the holder(s) of the principal note, holder of the certificate of sale, or the decree creditor, as the case may be, is hereby authorized to settle and adjust any claim under such policies without consent of Mortgagor, or to allow Mortgagor to agree with the insurance company or companies the amount to be paid upon the loss of either such policy, and to receive the proceeds of such policy and to apply it in reduction of the indebtedness secured hereby, whether due or not, or may allow Mortgagor to use said insurance money or any part thereof, in repairing the damage or restoring the building or improvements without in any way affecting the lien hereof for the full amount secured hereby. In case of loss after foreclosure proceedings have been instituted the proceeds of any such insurance policy or policies, if not applied as aforesaid in repairing or restoring the building or improvements, shall be used to pay the amount due in accordance with any decree of foreclosure that may be entered in any proceedings and the balance, if any, shall be paid to the owner of the equity of redemption if he shall then be entitled to the same or as the court may direct.

In case of any advances made by Trustee pursuant to the provisions of this Trust Deed, such advances shall be prior and superior to the lien of the indebtedness secured hereby, and no notice of such advances need be given to the holder or holders of the principal instalment note.

In case of default by the Mortgagor in making any payment or performing any act herein required of the Mortgagor, the holder(s) of the principal note or Trustee may, but need not, make any such payment or perform any such act in any form and manner deemed expedient and (without limiting the generality of the foregoing) may, but need not, (a) make full or partial payment of indebtedness secured by a lien or charge on the mortgaged premises superior to the lien hereof; (b) make all necessary repairs to or replacements of the mortgaged premises; (c) pay or settle and compromise any lien or mechanic's lien or claims for liens or any other claims that must be made against the mortgaged premises; (d) pay any water rates, taxes, assessments (general and special) of any kind and nature whatsoever or other impositions and governmental charges which may have been levied, assessed, charged or imposed upon the mortgaged premises, or upon the indebtedness secured hereby or any part thereof, or redeem the mortgaged premises from any sale or non-payment thereof or purchase any tax certificate or tax title; (e) procure insurance and pay the necessary premiums thereon and to remedy any defect in the title of the mortgaged premises; (f) pay the costs and expenses incurred by the Mortgagor, in payment for such repairs or remodeling, as elsewhere in this Trust Deed provided, and shall be entitled to reasonable compensation for its services and to the repayment of all expenses incurred by it, including compensation of attorneys and appraisers. All moneys so paid and all compensation and expenses so paid or incurred by Trustee or the holder or holders of said note with interest thereon at legal limit per annum shall become so much additional indebtedness secured by this Trust Deed, payable on demand, and shall be included in any decree foreclosing this Trust Deed, compensation for services of Trustee herein and attorneys' and stenographers' fees of the Trustee or the holder or holders of said Note and also all outlays for documentary evidence, cost of abstract of title, guaranty policy and Torrens certificate in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which Trustee and the holder(s) of the principal note, or either of them, may be a party, either as plaintiff, claimant or defendant, in connection with this Trust Deed, or (b) preparations for the commencement of any suit for the enforcement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced, or (c) preparation for or defense of any threatened suit or proceeding which might affect the mortgaged premises or the security hereof, whether or not actually commenced.

For the purpose of providing regularly for the prompt payment of all general taxes levied and assessed against the mortgaged premises while any of the indebtedness secured hereby remains unpaid, the Mortgagor covenants and agrees to deposit with the Trustee on the dates of payments of principal and interest an amount equal to the general taxes next due (as estimated by the Trustee), the amounts already deposited therefor, divided by the number of months between the date of such payment and the date of the next due date of such taxes, and the money thus deposited with the Trustee are to be held without interest and shall be applied by it to the payment of said general taxes as they become due and payable. If, at any time, the Trustee deems the amounts deposited insufficient to pay any such general taxes, the Mortgagor will deposit with the Trustee any amount necessary to make up the deficiency. Any irregularities or defects in the levy or assessment of such taxes paid by the Trustee are hereby expressly waived by the Mortgagor, and shall not be a ground for the recovery of such payments. In respect to any deposit of funds made by the Mortgagor with Trustee hereunder, it is covenanted and agreed as follows: (a) Mortgagor shall not be entitled to any interest on any of such deposits, (b) such deposits shall be held and used exclusively as herein provided and shall be irrevocably appropriated by Trustee for such purposes and shall not be subject to the direction or control of the Mortgagor, (c) if a default occurs in any of the terms hereof or if the principal note, Trustee may at its option and shall on written application by the holder(s) of the principal note, notwithstanding the purpose for which such deposits were made, apply the same in reduction of said indebtedness or any other charges then accrued, secured by this Trust Deed.

Mortgagor, guarantor of the note secured hereby, any person liable for or who shall have assumed the payment of said note, hereby consents to the extension of the term of payment of any installment of any kind of any kind of any kind of any kind of any kind of any kind of any kind of any kind of any time or times, or any indulgences granted to any subsequent owner of the mortgaged property, and hereby expressly waives any notice of such extension or indulgences, and shall, notwithstanding such extension or indulgences, continue liable thereon to the holder or holders thereof, and shall pay the same when due, whether due by the terms of such extension or indulgences or by acceleration of maturity as herein and in said note provided.

If default be made in making payment of said note, or any installment due in accordance with the terms thereof, either of principal or interest, or in case of a breach of any of the covenants or agreements herein contained, to be performed by Mortgagor, or if the buildings and improvements on said mortgaged property shall be destroyed or materially damaged by fire or other casualty, then the whole of said principal sum hereby secured shall, at once, at the option of Trustee or the holder or holders of said principal note, become immediately due and payable, together with accrued interest thereon, without notice to Mortgagor. Thereupon the legal holder or holders of said principal note, or the Trustee, for the benefit of the legal holder or holders of said note, shall have the right to immediately foreclose this Trust Deed, and upon the filing of any complaint for that purpose, the court in which such complaint is filed, may at any time thereafter, either before or after sale, and without notice to Mortgagor, or any party claiming under said party, and without regard to the solvency or insolvency, at the time of any application for a receiver or legal proceeding wherein Trustee or the holder or holders of said principal note, shall become a party thereto by reason of this Trust Deed, their costs and expenses and the reasonable fees and charges of the attorneys of Trustee and of the holder or holders of said principal note, so made parties; for services in such suit or proceeding, shall be a further lien and charge upon said premises under this Trust Deed, and all such Trustee's, attorney's, and stenographers' fees, costs, expenses and other charges shall be so much additional indebtedness secured hereby and be allowed in any decree foreclosing this Trust Deed.

IN CASE OF FORECLOSURE OF This Trust Deed by Trustee, or by the holder or holders of said principal note, in any court of law or equity, a reasonable sum shall be allowed for the services of Trustee herein and for the attorneys' and stenographers' fees of the plaintiff therein, and also for all outlays for documentary evidence and the cost of a complete abstract of title to said premises or title guaranty policy or Torrens certificate, and for an examination or opinion of title for the purpose of such foreclosure, and in case of any other suit or legal proceeding wherein Trustee or the holder or holders of said principal note, shall become a party thereto by reason of this Trust Deed, their costs and expenses and the reasonable fees and charges of the attorneys of Trustee and of the holder or holders of said principal note, so made parties; for services in such suit or proceeding, shall be a further lien and charge upon said premises under this Trust Deed, and all such Trustee's, attorney's, and stenographers' fees, costs, expenses and other charges shall be so much additional indebtedness secured hereby and be allowed in any decree foreclosing this Trust Deed.

There shall be included in any decree foreclosing this Trust Deed and be paid out of the rents or proceeds of any sale made in pursuance of such decree the following: (1) all costs of such suit or suit, advertising, sale and conveyance, including attorneys', stenographers' and Trustee's fees, outlays for documentary evidence, and the cost of said abstracts, title guaranty policies, Torrens certificates, and examination or opinion of title (all of which costs and expenses may be estimated as to items to be expended after entry of the decree); (2) all the moneys advanced by Trustee or one or more of the holder(s) of the principal note, for any purpose authorized in this Trust Deed, with interest at the rate of legal limit per annum on such advances; (3) all accrued interest remaining unpaid on the indebtedness hereby secured, and (4) all of said principal sum remaining unpaid. The surplus of the proceeds of sale, any, shall then be paid to Mortgagor or the heirs, legal representatives or assigns of said party, as the court may direct. It shall be the duty of the purchaser or purchasers at such sale to see to the application of the purchase money. These conditions and the action of the court by virtue hereof, and the various rights, powers, options, elections, appointments, and remedies contained in this Trust Deed shall be construed as cumulative and none of them as exclusive of the others or of any rights or remedies allowed by law.

22 928 141

22 928 141

State of Illinois }
County of Cook } SS

I, Eugene J. Muehl
a Notary Public in and for said County, in the State aforesaid, do Hereby Certify That
Albert John May and Mary Jane May, his wife, and
Joseph E. May, a Bachelor, and Elizabeth Vaughan,

personally known to me to be the same persons who on the day of _____
to the foregoing instrument, appeared before me this day in person and acknowledged
that they signed, sealed and delivered the said instrument as their free and
voluntary act for the uses and purposes therein set forth, and that they are in possession and
waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 27 day
of November, A. D. 1924

Eugene Muehl
Notary Public

State of Illinois }
County of Cook } SS

I, _____
a Notary Public in and for said County, in the State aforesaid, do Hereby Certify That
_____ President of

and _____ Secretary
of said corporation, personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such _____ President and
Secretary, respectively, and personally known to me to be such _____ President and

Secretary, respectively, appeared before me this day in person and acknow-
ledged that they signed, sealed and delivered the said instrument as their free and
voluntary act as such officers, respectively, and as the free and voluntary act of said cor-
poration, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day
of _____, A. D. 19 _____

Notary Public

22 928 141

5540

BOX 503

Trust Deed

FOR INSTALMENT NOTE

The Principal Instalment Note
mentioned in the within Trust Deed
has been identified herewith.

Register No. 5540

MAY - VAUGHAN

The Drovers National Bank of Chicago

TO

The Drovers National Bank of Chicago
Trustee

By George Nooney
Notary Public

Name: Drovers Natl. Bank of Chgo.
Address: 1542 N. W. 47th St.
City: Chicago, Ill.
Form No. 533
George Nooney

22 928 141

This deed prepared by
The Drovers Nat'l Bank
1542 West 47th St. 60609

George Nooney

CARRITHERS & COMPANY

Sidney R. Olson

22 928 141

COOK COUNTY - ILLINOIS
FILED FOR RECORD
DEC 9 1924 3 04 P.M.

END OF RECORDED DOCUMENT