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GEORGE   LEGAL	E. COLEO FORMS	FORM No May, 19	69									
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on the balan to be payal	nce of princi	nal remaining	from time to	o time unpa Jundred	id at the rate	of{	3%pe	cent per	annum, suc	h principal	sum and	interest
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at the election	or at	such other pl	e as ne leg	al holder of ut notice, the	the note may	, from tir m remain	ne to time, ing unpaid t	in writing a	ppoint, wh ether with	ich note fu	rther prov	vides that
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## 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 regair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged to be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien 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 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 building or buildings onwor 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. Morigagors 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. Mortpagors 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 moreys 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 payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, under insurance raped to the contract of the note, and in case of insurance about to expire, shall deliver renewal oblicies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal oblicies not less than ten days prior to the respective dates of expiration.
- 4. In case of tefault therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mort got, in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumb at est, I 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. Vorfeitlure affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes berein authorized and all expenses paid in incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note. Or protect the mortaged premises and the lien hereof, puts reasonable empensation to Trustee for each matter concerning which action hereal at all the control of the note of the note and with interest thereon at the rate of seven per cent per annum. Inscript of the note of the note shall never
- 5. The Trustee or it hold are of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill store are estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the vall. 'ty of any tax, assessment, sale, for feiture, tax life no ritile or claim thereof.
- 6. Mortgagors shall pay e. hate of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the rine. I note, and without notice to Mortgagors, all unpuid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal. Let 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 defar as half occur and continue for three days in the performance of any other agreement of the Mortgagors
- 7. When the indebtedness hereby sourced shall become due whether by the terms of the note described on page one or by acceleration or otherwise, bolders of the note or Trustee shall have an 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 del. In my suit to foreclose the lien hereof, there shall be allowed and included as additional included as the control of the
- 8. The proceeds of any foreclosure sale of the premises shall be distr' 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 indebt; energy art "only to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unps 4; for th, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this Trus, 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, will out voice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the this vall e 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 review. Can 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 a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further it is 'i.e.m Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers w. 'ar', be necessary or are usual in such cases for the protection, possession, control, management and operation of the primetics during the whole of the profits of the intervention of the profits and profits and profits and profits and such cases for depression of the profits of t
- 10. No action for the enforcement of the lied of this Trust Deed or of any provision hereof shall be ject to any defense which would no
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable time and ac ess thereto shall be per mitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall state be obligated to record his Trust Deed or to exercise any power, herein given unless expressly obligated by the terms hereof, nor be liable (c = v 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 nay require indemnities 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 vider æ that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at by the person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing the all indebtedness been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a ni exessor trustee such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification putporting of executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and water profits to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee 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 designation principal note described any note which the acceptation herein contained of the principal note principal note and water the principal note described herein contained of the principal note herein contained of the principal note herein contained of the principal note herein described herein contained of the principal note herein conta
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall he

ocen recorded or lited. In case of the death, resignation, anounty or returant to act of Itustee, 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 count in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunde

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or throu Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

The Installment Note mentioned in the within Trust Deed has been

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.

identified herewith under Identification No.

W

Trustee

END OF RECORDED DOCUMENT