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	RGE E. COLE® F(ORM No. 206							
		May, 1969	OUGN. THELINOIS				45	· · · · · · · · · · · · · ·	: Lina
	TRUCT DEED (III	F-,	ED FOR RECORD	22	217	50.	RECT		7 -
500	TRUST DEED (IIII For use with Note For Monthly payments Includ	rm 1448	15.225 D		LII	301,	9.5	2217	= n 1
~ ~		t Eta 1	13 '73 9 00	Ai			2 0	2217	501
2	-	1		The A	Above Spac	ce For Record	er's Use Only		
THIS II	NDENTURE, made		y 2 19				John Mc Car		
J	Elizabeth Mc 		wens				herein referred to	as "Morta	agors," and
berein re	eferral to as "Trustee" "Ir stail nent Note," of	" witnesseth: The	at. Whereas Mortgage	ors are instly i	indebted to	the legal h	older of a princ	ipal promi	ssory note,
1 termed	stati telle rede, di	r even date nerew	in, executed by Mio	rigagors, made	payable	to Bearer			
and deliv	vered, it and by which $nc/100 \text{ s****}$	note Mortgagors	promise to pay the p	rincipal sum of	Sevent	een Thou	sand Five H	undred	and
on the b	alance o principal ren	maining from time	to time unpaid at th	ne rate of 6	3/4 p	er cent per a	nnum such princ	inal sum a	nd interest
to be pa	yable in installments	as follows One l	Hundred Thirty 73 and One H	Three and undred Thi	<u>d 07/10</u> irtv Th	10's* * *	* * * * * * 07/100's* *	* * * *	* Dollars
~ . Sh ther	tet day of eich	d every month th	hereafter until raid no	steric fully poid	avanne eh	at the feet -			rest, if not
sooner pa	aid, shall be due on the sote to be applied first installments constitution	or -S: day o to .ccr ed and u	ofMay npaid interest on the	unpaid princip	all such pa al balance	ayments on a and the rema	ccount of the in inder to principa	debtedness I; the porti	evidenced on of each
of said i	nstallments constitutin per cent per annum, a	ig rincipal, to th and all such navme	e extent not paid wi	hen due, to bea	ar interest st Natio	after the dat	e for payment the in Dolton	nereof, at 1	he rate of
at the elec	or at such of ction of the legal holde t once due and payable,	ther place as the le	gal holder of the note	may, from tim	ne to time.	in writing app	point, which note	further pr	ovides that
									f principal
Contained	in this Trust Deed (in ereto severally waive p	a winch event elect	ion in made at a	iny time after t	ne expirati	on of said thi	ree days, without	notice), a	nd that all
NOW limitation	V THEREFORE, to se s of the above mention	ecure the payment	of he said principal	sum of money	and inter	rest in accord	lance with the te	erms, prov	isions and
Mortgago Mortgago	s of the above mentions to be performed, a rs by these presents C their estate, right, tit	and also in consid ONVEY and WA	eration of the sum of	of One Dollar ustee, its or his	in hand p	aid, the rece s and assigns,	ipt whereof is he the following de	ereby ackr escribed Re	owledged, eal Estate,
		,	COUNTY OF	Cook					S to wit:
Lots 25	through 30 in	n Block 8 in	Travers Sub	vision of	Blocks	s 7 and 8	of Morton'	S	3, to wit.
Range 1	sion of the Ea .4 East of the	Third Princ	tne Southeast ipal Meridian,	quarter o	f Secti County,	ion 35, 1 , Illinoi	ownship 36 s.	North,	
				C'.					
In the	event the prop	erty descril	bed herein is	sold by t	`.e make	r hereof	, then note	descri	bed
herein	shall be due a	ınd payable .	in full instan	ter Pro			والباعب منا		
	f note may con	sent to rela	ease of this n	rovision	idel h	owever the	nat the noi	der of	or
Owner o	f note may con	sent to rele	ease of this p	rovision	force	owever ti eleration	nat the noi	der of	or
which, wit TOGI	th the property herein:	after described, is	referred to herein as	rovision :	to co	eleration	1. U rents, issues an	d profits th	or ereof for
which, wit	h the property herein: ETHER with all impr	after described, is rovements, teneme	referred to herein as nts, casements, and	the "premises,	hereto belo	eleration	1 . Il rents, issues an	d profits th	or sereof for arity with sply heat,
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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 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 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 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) comple within a reasonable time any buildings now 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. 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, lightning 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 indebtendenss 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, such rights to be evidenced by the standard morter each case 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 all policies into 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 and the 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 redern from any at the feeting said premises or context any tax or assessment. All moneys paid for any of the purposes herein authorized and it extenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holde. If note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which act in he rein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable, who notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered a 1 wiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Tristee of the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may diso according to any "ail, s" lement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, state ment or estimate or into the "alidity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall ray such item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the hole is of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note 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 default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- herein contained.

 7. When the indebtedness hereb secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Truslee shall at the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgar debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional included in the decree for sale all expend ures and expense which may be paid or incurry by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees outlass for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expend of a fer entry of the decree) of procuring all such abstracts of tille, title searches and examinations, guarantee 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 s. 10 or vidence to hidders 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 a ditto, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby son' im neglately 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 mediately 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 mediately 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 mediately 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 mediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or inc
- 8. The proceeds of any foreclosure sale of the premises shall as the dand 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 indicates the additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining apaid, fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- sentatives or assigns as their rights may appear.

 9. Upon or at any time after the filing of a complaint to foreclose this Trust. Deet the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after suc, who motice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the nerval se 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 shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in calculations, as a said and a deficiency, during the full statutory period for redemption, whether there he redemption or not, as well as during any furthy many such assays of the protection, possession, control, management and operation of the premise during the whole control and 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: () The individues secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or income purport to the lien hereof or of such decree, provided such application is made prior to foreclosure sale. (2) the deficiency in case of a sale as discount defense, which would not the province of the lien hereof or of such decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be received to the lien hereof or of such decree.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be sut; "it to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times a success thereto 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 e obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable or us, 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 my 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 extence it at all indebtedness secured by this Trust Deed has been fully paid, and Trustee may execute and deliver a release hereof to and at the receiver of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that an individe so hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a succe. Or it is such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be X-X-Quertee of the principal note and which principal ports to be executed by the persons herein designated as the makers thereof, and where the class is requested of the original trustee and no lass never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine prin palmote herein described any note which have be presented and 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 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. Edward L. Robinson—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 in which the premises are situated shall be second Successor in Trust. Any Successor in Trust and have the identical titl authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts perform

15. 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 "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

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.

The Installment Note mentioned in the within Trust Deed has been

END OF RECORDED DOCUMENT