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LEGAL FORMS	May, 1969	ļ	P. 1 17					
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TRUST DEE	D (Illinois)		~ F£B	27 M 9	22 23	വൈവം ഗ		. *
For use with No (Monthly payments	ote Form 1448 including interest)	FEI	3-27-73 5	84422 a	2222062	232 b	27	· ·
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					ce For Recorder's			
THIS INDENTURE m.			. 19 73h	etween David		and ein referred to		agors ** and
	LAWNDALE TE		INGS BANK		iici.	-	as violega	agors, and
herein referred to as "" termed "Installment of	ustee," witnesseth: e" f even date h	That, Whereas Nerewith, executed	fortgagors are by Mortgagor	justly indebted t , made payable	o the legal holds to Bearer	er of a princ	ipal promis	ssory note,
and delivered, in and by								nd
on the balance of princip					per cent per annu			
to be payable in installr on the _ 18t _ day of				red twenty &				
	each and every mor							
sooner paid, shall be due by said note to be applie	d first to accrued a	le of Febru nd unpaid terest	on the unpai-	76 : all such r d principal balance	and the remaind	er to principa	I; the portio	on of each
of said installments cons per cent per an	itituting principal, t num. and all such p			ie, to bear interest	after the date to	or payment th	nereof, at ti	he rate of
at the election of the legal become at once due and pa or interest in accordance v	such other place as the holder thereof and symble, at the place owith the terms thereof and (in which event)	without notice, the f payment aforesain of or in case defau	in carl defai t shall occur	n remaining unpaid ult shall occur in the and continue for the	thereon, together ne payment, when nree days in the p	with accrued due, of any ir erformance of	interest the istallment of any other	reon, shall f principal agreement
contained in this Trust Do parties thereto severally w	aive presentment fo	or payment, notice	of dinoner,	protest and notice	of protest	on with the t		cione cod
NOW THEREFORE limitations of the above in Mortgagors to be perform Mortgagors by these press and all of their estate, rig	mentioned note and ned, and also in co ents CONVEY and the title and interes	of this Trust De ensideration of the WARRANT unto t therein, situate,	ed, and the person of the Trustee. Ilying and being	er ormance of the 20° ar in hand as ar his successor in the	covenants and ag paid, the receipt rs and assigns, th	greements here whereof is he e following d	ein containe ereby ackn escribed Re	ed, by the owledged, al Estate,
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which, with the property TOGETHER with al	imperaturante ta	nomonte aucomont		inumant thorate ha	longing, and all r	ents issues an	d profits th	ereof for
TOCCTUCE with al	imperaturante ta	nomonte aucomont		inumant thorate ha	longing, and all r d profits are pledy hereafter therein	ents assues an	d profits the	ereof for trity with ply 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) complete within a reasonable time any building or 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 replacings or repairing the same or to pay in full the indebtedness secured hereby, all in companies stated to to the holders of the note, under nourance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be estadenced by the standard mortanging elaboration of the cost of of th
- 4. In case of feal It therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinhefore required of Morti ago. If any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if a v., and purchase, discharge, compromise or settle any tax hen or other prior hen or title or claim thereof, or redeem from any tax sale or fre-incurre affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or it is used in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to prisect he mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized and all respenses paid or it is the properties of the note to present the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized. Trustee or the dark in the reasonable attention of the part of Mortgagors.
- 5. The Trustee or the holder of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do according to any bill, stategment or extra terprise trustee public office without inquiry into the accuracy of such bill, statement or estimate protection the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of y y tax assessment, sale, forfeiture, tax lien or title or claim thereof.

 6. Mortgagors shall pay each item of individences herein mentioned, both principal and interest, when due according to the terms hereof at the election of the holders of the principal note and without notice to Mortgagors, all inputs indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note. 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.
- or principal or interest, or in case default small 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 be any due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the rot; it of foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any suit to the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any, suit to the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any, suit to the lien hereof sees allowed and included as additional indebtedness in the decree for sale all expenditures and expenses such it as be paid or incurred by or on behalf of Trustee or holders of the note for attorneys, fees, Trustees fees, appraiser's fees, outlans for does mentar, and expense senographers; 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, guarantee policies. Torrens certificates, and similar dada and so at an esse 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 5 hid lers 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 addition, all expend are, and expenses of the nature in this paragraph mentioned shall be come so much additional indebtedness secured herebs and immediately disc and passable with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection of the attraction of the sall expendition of the commence of the sale of the proceedies whet
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and piled in the following order of priority. First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items are mentioned in the preceding paragraph hereof, see ond, all other items which under the terms hereof constitute secured indebtedness additional as for it evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid, fourth, any weights 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 Deed, the Coult in which such complaint is filed may appoint a receiver of sund premises. Such appointment may be made either before or after sale, without notice, Ail our regard to the solveney or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premiser, and the time of application for such receiver and without regard to the then value of the premiser, and the time of as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver is all 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 stations period for redemption, whether there he 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 near any or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Committee 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 secure, hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other hen which may be or become superior to the liet, hereof or of such decree, provided such application is made prior to foreclosure sale. (2) the deficiency in case of a sale and deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any define 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 and access thereto shall se per mitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee 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 acts or miss) in the reunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require indemnite 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 evidence that all indehedness 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
 nerson who shall either before or after maturity thereof, produce and exhibit to Trustee the paid, which experience the paid of the presentation of the produce and exhibit to the produce of the paid and the produce of the paid of the produce of the pr
 - 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

Deen recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee, 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 counts in which the premises are situated shall be second 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.

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 TRUSTEF, BEFORE THE TRUST DEED IS FILED FOR RECORD.

identified herewith under Identification No

END OF RECORDED DOCUMENT