## UNOFFICIAL COPY

GEORGE E. COLEO	May, 1969	08.00	770 3	OM 12	91 ′				
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TRUST DEED	(Illinois)	G.	•		22	390 G	//625 590 590	Af N	
For use with Not (Monthly payments in	e Form 1448 ecluding interest)	JUL 9 - 7	3 65185	6 <b>a 2</b> 2	3004 <b>0</b> 0	4	, NO.		
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THIS INDENTURE, ma	de June 26	1923	, between	Ch					/ <b>國</b> ]
Raymon	Clifford, Tru	stee and Dant	el J. Campio	n, Succe			to as "Mortg	agors, and	
nerein referred to as "Ti ermed "Installment Note							ncipal promi	ssory note,	
and delivered, in and by									
1 to e balance of princip	d Seven Hundred al remaining from time						incipal sum a	and interest	
be pavable in installe	nents as follows:	One Hundred	Fifty Two	nd 25/10	00			_ Dollars	
on the 21st day of	each and every month t	thereafter until said	note is fully paid, e	except that the	he final paym	ent of prin	cinal and inte	erest, if not	
sooner paid shall be due	on the 21st day	of Jan.	19 25 : all	such paym	ents on acco	ount of the	indehtedness	s evidenced	
by said not the applie of said instruments con-	d first to accrued and intituting principal, to the num, and all such payments.	unpaid interest on the he extent not paid nents being made pay	when due, to bear able at	interest afte tel Nati	the remainder the date for the	or paymen	ipal; the port t thereof, at	the rate of	
at the election of the legal	such other place as the	legal holder of the n	ote may, from time	to time, in	writing appoi	int, which r	ote further p	rovides that	
become at once due and p or interest in accordance	ayable, at the place of pa	ayment aforesaid, in our	ase default shall oc ll occur and contin	cur in the pa	syment, when	due, of an	y installment	of principal	
contained in this Trust I parties thereto severally	ed in which event ele	ction may be made a payment, notice of o	it any time after th lishonor, protest an	e expiration d notice of p	of said three rotest.	days, with	out notice),	and that all	
NOW THEREFOR limitations of the above	mentioned the paymen	nt of the said princip f this Trust Deed, a	oal sum of money nd the performance	and interest	t in accorda	nce with the	ne terms, pro	ovisions and	
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NOTTH 10 2/3 in Subdivisi	feet of Lot !I on of Executor.	in Sub Block	l of Hutchi ard's of Eas	nson's S t <del>1</del> of t	he Souti	on of E west <del>1</del>	01 01		
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## **UNOFFICIAL COPY**

## 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 express ubordinated 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) complet 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. or agors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightnir, and indstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or re, airn, 'c 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, such rights to be evidenced by the standard mortage clause to e attached to each policy, and shall deliver all policies, including additional and nerwal policies, to holders of the note, and in case of insurance as out to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- case of insulance act but to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

  4. In case of clastil therein, Trustec or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortge, and any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrance: 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 for a free fielding said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or it, ure did nonnection therewith, including reasonable attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to priece, he mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authors ad a, be taken, shall be so much additional indebedness secure freely and shall become immediately due and payable without notice and within interest them on account of any default hereunder on the part of Mortgagors.

  5. The Trustee or the holders or the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate to into the validity of any tax assessment, sale, forfeiture, tax lien or title or claim thereof.

  6. Mortgagors shall pay each lien of the proper assessment and the propriate public office without inquiry into the accuracy of such bill, statement or estimate procured by the propriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Morgagors shall pay each item of indel ledens herein mentioned, both principal and interest, when due according to the terms hereof.

  At the election of the holders of the principal and without notice to Morgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or a 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 a tinue for three days in the performance of any other agreement of the Mortgagors herein contained.
- herein contained.

  7. When the indebtedness hereby secured shall secome 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 note to 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 state of oreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expents 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 dealine, and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry if the decree) of procuring all substracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar data at 1 as artices 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. On orders 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 exp ad ures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately lue and navable, 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 with a 1) any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which either of them shall be a par 7, either as planting leadendant, by reason of this Trust Deed or any indebtedness hereby secured or (b) preparations for the comme cement of any suit for the freeclosure hereof after accrual of such the process of the executive hereof, whether or not actually commenced:

  8. The proceeds of any torrelowers and the provise and the process of the orders of prio
- 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 Court in which such complaint 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 then value of the irreless or whether the same shall be then cocupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such in larver 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 direct, during the full statutory period for redemption. Whether there be redemption or not, as well as during any further times when Mortgalors, expected for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be ne assay of a usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said perio. 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 indebtouter secured hereby, or by any decree foreclosing this Trust Deed, or my tax, special assessment or other lien which may be or become superior to use ten hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

- 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 it indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal notes, are the statement of the all insort trustees the produce of the statement of the principal note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and 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 described any note which may be presented and which conforms in substance with the description herein contained of the principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note herein described 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, 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 county 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.

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. .

END OF RECORDED DOCUMENT