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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.
- 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 lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insura 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 m gage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and ease of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case c. d. fault therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mort, or sin any form and manner deemed expedient, and may, but need not, make full or partial 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 redeem from any tax sale or f., citure affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses ps or or curred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to anot cit the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein as tho zet may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. and the interest thereon at the rate of seven per cent per annum. Inaction of Trustee for each matter of the note shall never be considered as a waiver far right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the hole of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any hill, statement or stimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the valuary tax assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each ite; of indebtedness 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 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 defaunt shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secures, ab all soome 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 actight 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 ... to foreclose the lien hereof, there shall be allowed and included as additional included as in the decree for sale all expenditures and ear, nees, 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 doct mentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after centry of the decree) of prouring all such abstracts of title, title scarches and examinations, guarantee policies, Torrens certificates, and similar one; and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to eviden; to bidders 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, "to positive and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immee after desired and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note is of an extensive of the nature in this paragraph mentioned shall become an unchild additional indebtedness hereby secured; or (b) preparations for the en uncentent of any sait for the foreclosure hereof after accrual of such light to foreclose whether or not actually commenced; or (c) preparations for the enumement of any sait for the foreclosure hereof after accrual of such light to foreclose whether or not actually commenced.

 8. The moreose of a pure foreceding when the describes and applies to the following order of pri
- 8. The proceeds of any foreclosure sale of the premises shall be distribted and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all social costs are mentioned in the preceding paragraph hereof; see-ond, all other tiens which under the terms hereof constitute secured indichtedness additional to that evidenced by the noise hereby secured, with interest thereon as herein provided; third, all principal and interest remaining upp. 41—62, th, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon or at any line after the filing of a complaint to foreclose this Trust Deed, the cert 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 premises or whether the same shall be then occupied as a homestend or not and the Trustee hereunder may be appointed as such receiver. So the ceiver 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 life and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times w. Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers when may be a sury or are usual in such cases for the protection, powersion, control, management and operation of the premises during the whole of said r riod. 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 indebt dress secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other line which may be or become superior to the line hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and ochoosing the content of the content.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subjective my 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 and access 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 be a material title. Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts of missions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may 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 eviden e that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the requester of any other hands are release hereof to and at the requester of any extra who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all insteads have hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereindeer or which conforms in substance with the description herein contained of the principal note and which rarports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and he h is 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 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.

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.

The Installment Note mentioned in the within Trust Deed has been identified berewith under Identification No.

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND
LENDER, THE ROTE SECURED BY THIS TRUST DEPO
SHOULD BE IDENTIFIED BY THE TRUSTER, BEFORE THE
TRUST DEED IS FILED FOR RECORD.

END OF RECORDED DOCUME

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