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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 the any indebtedness which may be secured by a lien or charge on the premises appear 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 creetion 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 reviously 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 5.7, ice charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the mighal or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by structe any tax or assessment which Mortgagors may desire to contest.
- ... origagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightn' ig at d windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or r. p. irig 2 become or to pay in full the indeletedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies par ble 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 mortagae claus to 'e statehed to cach policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of instructer an out to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- d. In case of left ult therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgaj ors in any form and manner deemed espedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, fearly, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale—(orfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or in an ed in connection therewith, including reasonable autorneys fees, and any other moneys advanced by Trustee or the holders of the note to procet the "outgaged premises and the lien thereof, plus reasonable compensation to Trustee for each matter concerning which action herein author for p. y be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and wit interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right, actuing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate or into the validity of any last, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item (i) debtedness herein mentioned, both principal and interest, when due according to the terms bereef.

 At the election of the holders of the principal aott, and without notice to Mortgagors, all unpaid indebtedness seemed by this Trust Deed shall, notwithstanding anything in the principal note or i, it's frust 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 hereby secured shad been at the 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 right to oreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In an 'suit to foreclose the lien hereof, there shall be allowed and included as additional included as to times to be expended after only of the decree of posture and such abstracts of title, fill searches and examinations, guarantee policies, Turstee's fees, appraiser's fees, outlays for doc ane tary and expert evidence, stenographers' charges, publication costs and costs which may be estimated as to tients to be expended after only of the decree to procuring all such abstracts of title, title searches and examinations, guarantee policies, Turstee's fees, appraiser's fees, outlays for doc ane tary and expert evidence, stenographers' charges, publication costs and costs to be reasonably necessary either to procedure such suit on evidence to indicat any sale which may be had pursuant to such decree the true condition of the title to or the value of the promises. In addition, all e.g. ad 'res and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness hereby secured of them shall be e.g. of verification
- 8. The proceeds of any foreclosure sale of the premises shall be distributed an applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such it ms as an mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness advising to that evidenced by the note hereby secured, with interest therein provided; third, all principal and interest remaining unpaid; four in 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 Trust Deed, the vor car hich such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without no xee, without regard to the solveney or insolveney of Mortgagors at the time of application for such receiver and without regard to the their sale, of year sees or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receives shall have power to collect the tents, issues and profits of said premises during the pendency of such foreclosine 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 inter times when May degors, except for the intervention of such receiver, would be entitled to collect such tents, issues and profits, and all other powers which may be a cessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The said 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 these centred hereby, or by any detered foreclosing this Trust Deed, or any tax, special rosessment or other lien which may be or become supe ior 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 and defic, nec
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to 2 ay decembe 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 the eto shall be permitted for their purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be ob ig. 9.4 to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any 1.95 or omissions 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 evidence 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 request of any nerson who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee such 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 hereunder or 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 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 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 file, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed bereunder.
- 15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Martgagors, 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.

PORTANT 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 DIFFULLED BY THE TRUSTEE, REFORE THE TRUST OFFO IS FLED FOR REFORD.

identified berewith under Identification No.

Truster