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TRUST DEEDE F.

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RECORDER OF DIES

Recorder's Office 6 11 28 Alt '75

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Box No. 413

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, mode May 5, Murow, his wife

19 75 , between Richard Murow and Estelle S. , herein referred to as "Mortgagor

Heritage/Pullman Bank

an Illinois corporation doing business in Chicago herein referred to as Trustee, witnesseth:
THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of this Note, in the principal sum of TWENTY ONE THOUSAND AND NO/100 (\$21,000.00)

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER

Dollars.

and delivered, in and by which soid Note the Mortgogors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of 8 3/4 per cent per annum in instalments as follows:

One Hundred Seventy Two and 66/100 (\$172.66)

Dolars on the first (1) day of August

19 75 and

O le Hundred Seventy Two and 66/100

Collect on he first (1) day of each month thereafter until said note is fully paid except the final payment of principal and interest, if not sooner paid, shall be due on the first (1) day of July 2000. payments in count of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remaindur to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 9½ per runt per annum, and all of said principal and interest being made payable at such banking house or trust company in Glawd, III: wis, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Heritage/Glenwood Bank in said City,

NOW, THEREFORE, the Month sport to secure payment of the sold principal sum of money and sold interest all limitations of this trial special of the coverants and agreements herein contained, by the monitoration of the sum of one water in hard poid, the receipt wherein the sum of one water in hard poid, the receipt wherein the succession of the sum of one water in hard poid, the receipt wherein it is necessary and using the sum of the su COUNTY OF

Parcel I

Unit 409 as delineated ... survey of Sublot A in lot 2 in United Development Comp my Subdivision, being a subdivision of part of the Northwest & of Section 36, Township 36 North, Range 13, East of the Thire Principal Meridian, according to the plat thereof recorded of co. er 14, 1971 as Document Number 21,670,872 in Cook Coun v Illinois which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by United Development Co. party, recorded in the Office of the Recorder of Deeds of Cook "Junty, Illinois as Document Number 21,670,894 together with a undivided 1.53 percentage interest in said parcel (Excepting therefrom all of the land and space comprising the Units as defined and set forth in said Declaration and Survey). Unit 409 as delineated ... survey of Sublot A in lot 2 in set forth in said Declaration and Survey).

Parcel II

Rights and easements for ingress and egress as contain d^{-1} , the declaration recorded as Document Number 21,670,891, and d and das Document Number 21,693,026, in Cook County, Illinois

Parcel III

Easement for parking and storage of a motor vehicle to parking space a-15 as delineated on survey of Parcel II attached there with as Exhibit "A" to Declaration of Garage Ownership and recorded as Document Number 22,121,494 for the exclusive benefit of Unit 409 as shown on Parcel I.

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Mortgagors shall (1) promptly repair, testore or rebuild any buildi destroyed; (2) keep said premises in good condition and repair, without	ng or improvements no	w or herealter on the premises w schanic's or other liens or claims	hich may become damaged or lien not expressly subordinar
to the lien hereol; (3) pay when due any indelinedness which may be accounted in the discharge of such prior lien to Trustee or to at any time in process of crection upon said premises; (5) comply with thereof; (6) make no material alterations in said premises except as re-	holders of the note; (4) all requirements of law equired by law or munic	or municipal ordinances with resignal ordinance.	e any building or buildings now pect to the premises and the u
2. Mortgagors shall be liable for the payment of all general real estate or with the legal holder of the note referred to herein on the first day of earneral real estate lases, next accruing against said premises computed of special assessment water charges, sewer charges and other charges again the note referred to herein duplicate receipts therefore.			
A. Mortageness to referen applicative recognistic interests in the control of the	rafter situated on said p irs of moneys sufficient he holders of the note, u the standard mortgage	premises to be insured against loss either to pay the cost of replacing order insurance policies payable, in clause in he attached to each pol	s or damage by fire, lightning of or repairing the same or to pa case of loss or damage, to Truste icv. and shall deliver all policies
including additional and renewal policies, to holders of the note, and in to the respective dates of expiration. Mortgagors shall deposit with day of each and every month during the term of said loan. The amounts two and three hereof shall be held by the Trustee or the legal holder of	case of insurance about e Trustre an amount eq deposited under the rea te note as and for a Sin	to expire, shall deliver renewal po uivalent to one twelfth of the annu it estate tax reserve and insurance king Fund to be used by the Trus	licies not less than ten days prical al insurance premiums on the first reserve referred to in paragraph tee or the legal holder of the not
to pay the general real estate taxes levied against said premises and insu. 4. In case of default therein, Trustee or the holders of the note may, any form and manner deemed expedient, and may, but need not, make it discharge, compromise or settle any tax lien or other prior lien or title or	rance premiums as and but need not, make any all or partial payments claim thereof, or redeen	when the same become due and pay payment or perform any act herein all principal or interest on prior en from any tax sale or forfeiture	able, nbelore required of Mortgagora i cumbrances, if any, and purchase affecting said premises or conten
4. In case of ideals therein, Trustee or the holders of the note may. 4. In case of ideals therein, Trustee or the holders of the note may. 6. In case of ideals therein, Trustee or the holders of the note may discharge, compromise or settle any tax lien or other prior lien or title or any tax or axessment. All moneys paid for any of the purposes herein au any other moneys advanced by Trustee or the holders of the note to prote each matter concerning which action herein authorized may be taken, shall payable without notice and with interest thereon at the rate of severa per waiter of any right accruing to them on account of any default hereund	thorized and all expenses of the mortgaged premis the so much additional cent per annum. Inac	paid or incurred in connection there es and the hen hereof, plus reason indestodness secured hereby and a tion of Trustee or holders of the n	with, including attorneys' fees, an nable compensation to Trustee for shall become immediately due an ote shall never be considered as
waiver of any right accruing to them on account of any default hereund 5. The Trustee or the holders of the note hereby accured making any bill, statement or estimate produced from the appropriate public office will tax, assessment, sale, forfeiture, tax lie nor title or claim thereoffice.	er on the part of Morty payment hereby author rout inquiry into the ac-	agors. rized relating to taxes or assessme curacy of such bill, statement or es	nts, thay do so according to an stimate or into the validity of an
6. Mortgagors shall pay each item of indebtedness herein mentioned, be holders of the note, and without notice to Mortgagors, all unpaid indebte bred to the contrary, become due and payable (a) immediately in the ct (b) cm. Jefault shall occur and continue for three days in the performance of more hip payment shall constitute an event of default and the Trust.	dones secured by this To	uut Deel shall natwithstandian an	vehime in the rate of in this Trus
in the transfer mays in affects to cover the extra expense involved in	manufunk acundaeur bay	ments.	
expense with "ay be paid of incurred by or on behalf of Trustee or had expert culon; a tenographers' charges, publication costs and costs (standard of the areas) and the fact of title, title searches and examinations, guarantee poliboliers of the areas) deem to be reasonably necessary either in prosect	olders of the note for at which may be estimated cles, Torrens certificates tate such suit or to evidence and account of the	torneys' tees, Trustee's fees, appears as to items to be expended after , and similar data and assurances once to builders at any sale which m	ser's lees, outlays for documentary entry of the decree) of procuring with respect to title as Trustee of ay be had pursuant to such decre-
7. When he indebtedness hereby accured shall become due whether by the lieu by e.o In any sain to Inreclose the lieu hereof, there shall be all expense which any be paid or incurred by or on behalf of Trustee or hand expert valent, a temporapher's Charges, publication costs and costs (value) as the control of the cost of the c	thereon at the rate of hate and bankruptey pro- reby scentrell; or (b) gamened; or (c)	haven per cent per annum, when beedings, to which either of them a rejutations for the Commencemen ations for the defense of any thre	n anal permie so murp additiona paid or incurred by Trustee of hall be a party, either as plaintiff t of any sult for the foreclosure attent sult or proceeding which
might affect the premises of the second years, whether or not actually come. It The proceeds of any forcets are also of the premises shall be distributed to the forcebours proceeding, including all such items as are in hereof constitute secured intellections of the violence by the unitable on the note; fourth, any computer to Menjagogors, their helis, less unitable on the note; fourth, any computer to Menjagogors, their helis, less	unrheed, uted and applied in the f testioned in the precedi tote, with interest ther	ollowing order of priority t First, or up paragraph hereof t second, all or som as becein provided; third, of	necount of all costs and expenses her items which under the terms
unpoid on the more fourth, any o gone to Montgagors, their heirs, legal of the control of the co	i representatives or assi- leed, the court in which hout regard to the solve he same shall be then r	gns, as their rights may appear, t such bill is filed may appoint a ney or insolvency of Morigagors a secution as a homesteal or not as	revoiver of said premises. Such
outpaid on the tote! Ioutth, any o spits to Mottgagots, their heits, legs of 'Uson, or at any time after the filing of bill to forefcone this trust appointment may be made either before o after sale, without notice, will receiver and without reads to the then y use o the sale, without notice, will appointed as such receiver. Such receiver all one power to collect it and, in case of a sale and a deficiency, during or full statutory period of Mortgagots, except for the intervention of such receiver—subtle entitle time may authorize the receiver to apply the net time min a bande in foreclosing this trust deed, or any tax, special assess ent or other lier who made prior to foreclosure sale; (2) the deficiency in of "ale and de and the and the sale in and the sale in the s	re tents, issues and pro redemption, whether th I to collect such rents, and operation of the p	his of said premises during the perce be redemption or not, as well a issues and profits, and all other po- remises during the whole of said ;	endency of such foreclosure sult is during any further times when swers which may be necessary or period. The Court from time to
10. No action for the enforcement of the lien or of any pr visio: shall be			
11. Trustee or the holders of the note shall have the right to my ect be	premises at all reasonable	r times and access thereto shall be	remitted for that purpose
12. Trustee has no duty to examine the title, location, existence, or one any power hetric given unless expressly obligated by the terms here, or or misconduct or that of the agents or employees of Trustee, and it mey a 13. Trustee shall release this trust deed and the lien thereof by propertust deed has been fully paid; and Trustee may execute and deliver a rentereof, produce and exhibit to Trustee the note representing that all indefinitional inquiry. Where a release is requested of a successor trustee, such a certificate of identification purporting to be executed by a prior trustee here.	quire indemnities satisfa instrument upon presen use he cot is and at the lited ess her by secured	ctory to it before exercising any p tation of satisfactory evidence that e request of any person who shall has been paid, which representat	ower herein given, all indebtedness secured by this either before or after maturity ion Trustee may accept as true
without inquiry. Where a release is requested of a successor trustee, such a certificate of identification purporting to be executed by a prior trustee he and which purports to be executed by the persons herein designated as the executed a certificate or any instrument identifying same as the note description begins to the description berein continuous and which conforms in substance with the description herein continuous conformation and which conforms in substance with the description herein continuous conformation and provided the conformation of the conformation of the description herein continuous conformation and conformation of the	is cessor trustee may reu ler or which confor make	accept as the genuine note herein rms in substance with the descript iere the release is requested of the ept as the genuine note herein de thich purports to be executed by	described any note which bears ion herein contained of the note original trustee and it has never scribed any note which may be the persons herein designated as
14. Trustee may resign by instrument in writing filed in the office of the F In case of the resignation, inability or refusal to act of Trustee, the then R Trust. Any Successor in Trust hereunder shall have the identical title, pow			
to reasonable compensation for all acts performed hereunder. 15. This Trust Deed and all provisions hereal, shall extend to and be word "Mortgagors" when used herein shall include all such persons and all persons shall have executed the note or this Trust Deed.			
16. In the event of the sale or transfer of the Title to the premises desc amount of the indebtedness to be immediately due and payable,	ribed herein, the holder	r di nie nate secured hereby may	at its option declare the entire
IN THE EVENT OF THE SA	r FOR TRANS	FER 23 1	15 032
OF THE TITLE TO THE PAGE	三人口 ファック	1113 Tomana	NSTRUMENT WAS
ED HEREIN, THE HOLDS	AL HOWL	TON 🔏 "	PARED BY
PEGIADE TIME ENTINE INDEBTEDRESS TO B	AMOUNT OF	1110	my stone
DUE AND PAYABLE.		Blens	and Il
IMPORTANT	The Instalment Note mentioned in the within Trust Deed has been ident -		
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THIS NOTE SECURED BY THIS TRUST DEED	neo nerewin uno	ger igentification (va	
SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN SEFORE THIS TRUST DEED IS FILED FOR RECORD.	by	Assistant Vice Presiden	
D NAME HERITACE/OLENWOOD BA	NE	Assistant Secretary	· · · · · · · · · · · · · · · · · · ·
E STREET HERITAGE/GLENWOOD BANK L STREET HERITAGE/GLENWOOD BANK		FOR RECORDERS INSERT STREET / DESCRIBED PROPI	INDEX PURPOSES NDDRESS OF ABOVE ERTY HERE
CITY GLENWOOD, ILLINOIS 60	425		

END OF RECORDED DOCUMENT

RECORDER'S OFFICE BOX NUMBER ... 533