



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 liens, claims or items 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 delinquencies which may be required 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 liens 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 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. In event of default hereunder Mortgagors shall pay in full under protest, in the manner provided by law, any tax or assessment which Mortgagors may desire to contest.

Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereof, all or as many as satisfactory to the holders of the note, under insurances 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 mortgage policy to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default thereon, Trustee or the holders of the note may, but need not, make any payment or perform any act herebefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest or pay or tender to any lien or charge and purchase discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or redeem from any lien or charge affecting said premises, or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid in connection therewith, including reasonable attorney fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured by this Trust Deed and such action hereunder authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice or demand thereon at the rate of seven per cent per annum, fraction of Trustee or holders of the note shall never be considered as a waiver of any right according to them on account of any default hereunder on the part of Mortgagors.

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

6. Mortgagors shall pay to Trustee or to holders of the note hereon, 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, however, pending payment of 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 of default, failure or non-compliance for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereon secured shall become 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 right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage, and in any case in which they shall foreclose the lien hereof, there shall be allowed and included as additional indebtedness to be paid for one or more of the purposes herein provided, which may be paid or incurred by or on behalf of Trustee or holders of the note for attorney fees, Trustee fees, appraiser's fees, real estate documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended) and other items of the nature of procuring all such abstracts of title, title searches and examining same, guarantee policies, forms, certificates, and similar items and advantages with respect to title as Trustee or holders of the note may deem to be reasonably necessary either for procuring or for presenting to holders at any sale which may be had pursuant to such decree the true condition of the title to be the value of the premises. In addition, all judgments and expenses of the nature in this paragraph mentioned shall be so much additional indebtedness secured hereby and immediately due 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 in connection with any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, in which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured, or of the preparation, filing or commencement of any suit for the foreclosure hereof after accrual of such right to foreclose, whether or not actually commenced, or of preparation for the defense of any threatened suit or proceeding which might affect the priority of the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority. First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof, second, all other debts which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided, third, all principal and interest remaining unpaid, fourth, any surplus to Mortgagors, then 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 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 absence or nonexistence 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 homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver 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 deficiency, during the full statutory period for distribution, whether there be redemption or not, as well as during any further time 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 necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. 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 indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become superior 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 (3) any other lien.

10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be deemed to be a 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, no 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 obligated to record this Trust Deed or to exercise any powers herein given unless expressly obligated by the terms hereof, nor be liable for any acts 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 hereof 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 of the benefit of any person who shall either before or after maturity thereof produce and exhibit to Trustee the principal note, representing the full indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a trustee, such release hereon may accept as the genuine note hereon described any note which bears a certificate of identification purporting to be executed by a person hereon described or whose contents 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 holder, he may nevertheless accept a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine principal note hereon 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 assign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which that instrument shall have been recorded on file, in case of the death, resignation, inability or refusal to act of Trustee shall be the first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder or Deput of the county in which the premises are situated shall be the second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authorities as are herein given to 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 world (Mortgagors, when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness on any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

IMPORTANT: The Instrument Note mentioned in the within Trust Deed has been recorded herewith under Identification No. 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.

END OF RECORDED DOCUMENT