UNOFFICIAL COPY

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he balance of principal remainds: Low does Hindland Sixty Evo and 04/100	delivered, in and by which the Mortgagors	promise to pay the principal sum of NINE THOUSAND SEVEN HUNDRED IMENII Dollars, and interest from July 25, 1978	- Iwo
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in the State aforesaid, DO HEREBY CERTIFY that MARY ANN WHITE 18 Personally known to me to be the same person whose name 18 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \$h \(\text{Personally known to me to be the same person} \) 18 PUBLIC STATE Personally known to me to be the same person whose name 18 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \$h \(\text{Personally known to me to be the same person} \) 19 PERSONAL STATE IS Personally known to me to be the same person whose name 18 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \$h \(\text{Personally known to me to be the same person} \) 19 PERSONAL STATE IS PERSONAL STATE PROPRETS: 19 ADDRESS OF PROPERTY: 224 So. 19th. Aves, Maywood, 11. 60153 PORTONAL BANK THE ABOVE ADDRESS IS FOR STATISTICAL WARTON THE ABOVE ADDRESS IS FOR STATISTICAL THE	ors or assigns shall be part of the mortgaged TO HAVE AND TO HOLD the premises I TURE herein set forth, free from all rights rights and benefits Mortgagors do hereby e This Trust Deed consists of two pages. The incorporated herein by reference and hereby taggors, their heirs, successors and assigns. Witness the hands and seals of Mortgagors PLEASE PRINT OR TYPE NAME(S) BELOW	I premises. unto the said Trustee, its or his successors and assigns, forever, for the process, and upon the and benefits under and by virtue of the Homestead Exemption Laws of he Saite of Illinois, we expressly release and waive. e covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust Dear are made a part hereof the same as though they were here set out in full une shall be binding the day and year first above written.	uses hich leed) g on
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Maywood, 11. 60153 Maywood, 11. 60153 He Above Address is for statistical plurposes only and is not a part of this trust deed sonly and is not a part of this send subsequent tax bills to: Address 17th. Ave. at Lake St., City And Melrose Park, I1. zip code 60160 (Name) City And Melrose Park, II. zip code 60160 City A	ors or assigns shall be part of the mortgaged TO HAVE AND TO HOLD the premises trusts herein set forth, free from all rights rights and benefits Mortgagors do hereby expenses to the premises of the pages. The incorporated herein by reference and hereby traggors, their heirs, successors and assigns. Witness the hands and seals of Mortgagors PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) SIGNATURE(S) RUBLIC OF TREE TO BELOW THE NAME OF THE	I premises. In premises. In premises. In premises. In the said Trustee, its or his successors and assigns, forever, for the immoses, and upon the and benefits under and by virtue of the Homestead Exemption Laws I he Sate of Illinois, we covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust December of the same as though they were here set out in full in shall be binding are made a part hereof the same as though they were here set out in full in shall be binding are made a part hereof the same as though they were here set out in full in shall be binding are made a part hereof the same as though they were here set out in full in shall be binding are made a part hereof the same (Seal) [Seal] [Se	uses hich heed) by on Seal) sea) wil- and 8
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- 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.

- 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 defract therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagory on a y form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrance; it are, 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 forceiture affecting said premises or contest any tax of an assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or increding connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to p oter the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with 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 fight accruing to them on account of any default hereunder on the part of Mortgagors.
- be considered as a waiver of any n has account of any default hereunder on the part of Mortgagors.

 5. The Trustee or the here of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of extended the validity of the note hereby such bill, statement or estimate or into the validity of the validity of the terms hereof.

 6. Mortgagors shall pay each item of i debtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal rote, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal rote or in this Trust Deed to the contrary, become due and payable when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

 7. When the indebtedness bereful the proper due whether by the terms of the note described on page one or by acceleration or
- New the indebtedness hereby secured shill be come 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 initial 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. Any auit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or invented by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for do an entary of the invented by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for do an entary of the property charges, publication costs and costs (which may be estimated as to items to be reported to the state of the state of

- 12. Trustee has no duty to examine the tille, location, existence, or condition of the premises, nor shall Tru ce' e obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable f my acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and kar may equire 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 at dance that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and are request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all may tendess 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 the principal note art with the dewletch of the principal note art with the executed by the persons herein designated as the make as the principal note described herein, he may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note herein, he may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note herein, he may accept as the genuine note herein described any note which have the principal trustee and are the principal trustee and the 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 has been been accept as the pri

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.

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.