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(Month) payments including interest)	.::::::::::::::::::::::::::::::::::::	EEDU
	The Above Space For Recorder's Use Only	
(THIS INDENTURE, made November 11 19 77	between Joseph C. Larem and	
Jacque In A. Larem, his wife Bank of Commerce in Berl		s "Mortgagors," and
herein referred to as "Tri are," witnesseth: That, Whereas Mortgagors termed "Installment Note," or e in date herewith, executed by Mortga	are fishly indepted to the legal holder of a principal gors, made payable to Beater	ii promissory note,
on the sooner paid, shall be due on the 1st day of December. By and note to be applied first to accured and unpact interest on the into constituting principal, to the extent on paid when 9 per cent per annum, and all such payments benefit as a market or at such other place as the local holder of the near it the close to the local holder the rest and without notice of the near in the close and pacified the payments benefit and considerable to the local holder the rest and without notice in a considerable the place of payment after and considerable to the local holder the rest and without notice in a considerable to the local holder the rest and without notice in a considerable the place of payment after and considerable therefore severally wanty pre-artificiant to spanish, notice of dish of NOW THEREFORE to accure the payment of the said principal set finitelines of the above in intended note and or this Tract Docd, and the Mortanous to be performed, and also in consideration of the sum of a Mortanous by these presents CONATA and WARKANA unto the fracts and all of their estate judit, title and interest therein, smale, typing and and	Dollars, and interest from date and of 8 3/4 per cent per annum, such principe eventy-Nine or more ————————————————————————————————————	al sum and interest Dollars Dollars Dollars Dollars and interest, if not detective evidenced the portion of each eof, at the rate of Keley arther provides the attention shall adfinent of prinsipal adfinent of prin
village of Berkeley county of Cook	AND STATE OF	II I INOIS, to wit:
Lot 7 in Berg's Subdivision of Lots Highlands, being Robertson and Younge North East quarter of Section 7, Tow of the Third Principal Meridian, acc- corded March 28, 1955, as document 1: which, with the property becomed described is referred to become at the TOO III R with all improvement to mement, ear insuls and app whom and dinner all such times a Morter row may be included the rice of and calculate and not recondarily and all history, appendix exposur- ses, where help power extraction and an indifference may be admitted to the distinct the foregoing, areas window body, awares, transition and of the foregoing and addition, and all similar or other apparatus, equipment of crossics or assume shall be part of the mortgaged prefines. TO HAVE AND TO HOUD the premise, unto the said finiste, its and trusts berein set forth, free from all rights and benefits under and by	rs Subdivision of part of the uship 39 North, lange 12, East ording to the plat thereof re 6187773, in Cock sounty, Illi of premise. The cock sounty, Illi of premise the cock because the cock sounty, Illi of premise the cock because the cock sound profits are plades, premisely and control of the cock of t	profits the port for doing a painty with doing a painty with do an painty with do to an painty with other twithout in the control of the cont
said rights and benefits Mortgagors do hereby expressly release and wars. This Trust Deed consists of two pages. The covenants, conditions an are incorporated herein by reference and hereby are made a part hereof th	d provisions appearing on page 2 (the reverse side of	onis (rest Deed)
Mortgagors, their heirs, successors and assigns. Witness the hands and seals of Mortgagors the day and year first abo		
PLEASE JOSEPH C. Larem TYPE NAME(S)	(Seal) Jacquéline A. Lare	m Car
HELOW SIGNATURE(S)	(Seab)	(Scal)
IMPRESS AND DESCRIPTION OF THE PRESS AND SET IN SET	I, the undersigned, a Notary Public in and DO HEREBY CERTIFY that JOSEPH C. Line A. Larem, his wife is to be the same person 8 whose names are comp instrument, appeared before me this day in personnel, sealed and delivered the said instrument as the for the uses and purposes therein set forth, including for the uses and purposes therein set forth, including	d for said County, Let no m on, and acknowl- no i n
Given under my hand and official seal, this Commission expires This instrument was prepared by	Thirty processing	19 77. Notary Public
Mary Jo Steinhebel - Bank of Commerce 5500 st. Charl (RSMR986 ADDRESS Perkeley, Ill	ADDRESS OF PROPERTY: 5409 Bohlander	
NAME Bank of Commerce	Berkeley, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS IRUS! DEED)4 —
MAIL TO: ADDRESS 5500 St. Charles Road	SEND SUBSEQUENT TAX BULLS TO:	引 88
CITY AND Berkeley, III ZIP CODE 60163	Joseph C. Larem (Name) Samo	24 198 325
	Same	men I

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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 4 (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 mechanics 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.
- 2. 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 fire, lightly a, and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or vain ig the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies (yable, in case of loss or damage, to I rustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage classes 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 v surance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- case of expanse about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

 4. In case of default therein, Trustee or the holders of the note may, but need not, make any paxment or perform any act herembefore required of hory or ons in any form and manner deemed expedient, and may, but need not, make full or partial paxments of principal or interest on into encumore cess if any, and purchase, discharge, compromise or settle any tax hen or other prior lien or title or claim thereof, or redeem into any tax is proportion of the purpose better antitotred and all expectacy, and on incurred or connection thereasth, inclining reasonable attorneys less, and any other moneys advanced by Trustee or the holders of the note or or deet the mottaged premises and the lien hereof, but reasonable compensation to Trustee for each matter concerning which action herein outsite of as a matter state thereon at the rate of expit per carb hereby and shall become immediately due and paxable without notice of a few in interest thereon at the rate of expit per carb paxable without notice of a few in interest thereon at the rate of expit per carb paxable without notice of a few in interest thereon at the rate of expit per carb paxable without notice of a few in interest thereon at the rate of expit per carb paxable without notice of a few in interest thereon at the rate of expit per carb paxable without inquiry into the accuracy of such bill, statement or estimate or into the validity of one tax, assessment, sale, forfeiture, tax hen or title or claim thereof.

 5. The Trustee or the ho dee of the note hereby secured making any payment hereby anthorized relating to taxes or assessments, may do so according to any bill, study entity of my tax, assessment, sale, forfeiture, tax hen or title or claim thereof.

 6. Mortgagors shall pay each tem of "debtechess herein mentioned, both principal and interest, when due according to the terms hereof, at the election of the holders of the sac of

 - 7. When the indebtedness hereby 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 Himois for the enforcement of a mortgage debt. In a y suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sake all expenditures at a year, see 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 or does tentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended at year at y of the decree for procuring all state abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar description of the content of the procuring all state all presents of the note may deem to be reasonably necessary either to prosecute such said or to selence 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, all experiments of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately one had banking to proceeding, including but not limited to probbate and bankinghey proceedings, to which either of them shall be a party, either as plantial, claimant or defendant, by tensor of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the election of the security hereof, whether or not actually commenced; or (c) preparations for the cellers and mental color probate and the color of the probate and the color of the probate and the probate and the color of the probate and the color of the probate and the probate and of probate and of the probate and the probate and of the probate and the probate and of the probate and the probate and t
 - are premises or 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 a characteristic proceeding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtednes add thought to that evidenced by the note hereby secured, with interest thereon as herein provided, third, all principal and interest remaining unpaid to tith, any overplus to Mottgagors, 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 First 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, we soul notices without regard to the solvency of modeeney of Mortgagous at the time of application for such receiver and without regard to the time of application whether the same shaff be then occupied as a homestead or not and the Firstee bereinder may be appointed as such receiver, such it over shall have power to collect the rent, issues, and profits of said premises during the pendency of such foreclosure suit and, in vase of a sale of a deficiency, during the full stantory period for redemption, whether these redemption or not, as well as during any further times. In a dortgagots, except for the intervention of such receiver, would be entitled to collect such rents; issues and profits, and all other powers which in A. S. secessary or are usual in such cases to the protection, possession, control, management and operation of the premises during the whole of said by a 3d. 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 rade tedness secured hereby, or by any decree forecrooking this First Deed, or any tax, special assessment or other here which may be or become a perior to the hereby or by any decree forecrooking this First Deed, or any tax, special assessment or other here which may be or become a perior to the hereby or by any decree forecrooking this First Deed, or any tax, special assessment or other here which may be or become a perior to the hereby or by any decree forecrooking this First Deed, or any tax, special assessment or other here which may be or become a perior to the hereby or by any
 - 10. No action for the enforcement of the lien of this Frust Deed or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
 - 1). Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and ceess 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 power herein given unless expressly obligated by the terms hereof, nor be liable for any o is comissions foreunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may step femilities 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 exists of an all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the reaga of any person who shall either before or after maturity thereof, produce and exhibit to frustee the principal note, representing that all in ebits does hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a success, and such successor trustee may accept as the genume note herein described any note which bears a certificate of identification purporting to be a certificate of the executed by a prior trustee hereindeer or which conforms in substance with the description herein contained of the principal note and whice our points 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 hereon, he may accept as the genuine principal note hardin described any note which may be presented and which contourns 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, mability or refusal to act, the then Recorder of Deeds of the country 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 beteunder.

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

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DIED SHOULD BE IDENTIFIED BY THE TRUSTEE, REFORE THE TRUST DEED IS FILED FOR RECORD.

END OF RECORDED DOCUMENT