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TRUST DEED

THIS INDE ITT RE, made

THE ABOVE SPACE FOR RECORDERS USE ONLY

of the City	ATRICE LEE, His Wife of Chicago County of Cook	l
State of Illing s	herein referred to as "Mortgagors," and Avenue Bank and Trust Company of Oak Park an Illinois in Oak Park, Illinois, herein referred to as TRUSTEE, witnesseth:	1
THAT, WHEREAS the Mo	rgagors are justly indebted to the legal holder or holders of the Instalment Note here-	l
	at holder or holders being herein referred to as Holders of the Nore, in the principal sum of AID 00/100ths (\$12,000.00)Dollars,	l
evidenced by one certain	Stalment Note of the Mortgagors of even date herewith, made payable to BEARER	l
	which said Note the Mortgagors promise to pay the said principal sum and interest from	
	r annum in inst ments as follows:	
Dollars or more on r	D EIGHTY (HR) E AND 84/100ths (\$183.84)	
ONE HUNDRED	ETCHTY 1 RT. AND 84/100ths (\$183.84)	
juntil said note is fully pai	Dollars Or more on the 15th day of each month thereafter dexcept that the local payment of principal and interest, if not sooner paid, shall be	
due on the 15th day	of August 19.85. All such payments on account of the indebt- note to be first applied sinterest on the unpaid principal balance and the remainder	
to principal; provided that	the principal of each instalment unless paid when due shall bear interest at the rated	
or 95% per annum	and all of said principal and interest being made payable at such banking house olders of the note may, from time to time, in writing appoint, and in absence of such	
appointment, then at the offi-	ce of MARTAN WALD & SON, CNC. 4225 W. División St., Chicago 60651	
NOW, THEREFORE, the Morrgago tions of this trust deed, and the perform	is to secure the payment of the said principal sum if morey and said interest in accordance with the terms, phospious and limits above of the coverance and agreements herein contact 3. C.C. Margagous to be performed, and also in consideration of the sum of shereof is hereby acknowledged, do by these presents CC AVY and MARRAM united be livinger, so increasors and assigns, the of their estate, right, title and mierces therein, situate. Togs of bring in the City of Chicago	
following described Real Extate and all	of their estate, right, title and interest therein, situate, [ing of dreing in the City of Chicago]	
COUNTY OF COOK	AND STATE OF ILLINOE, U. AR	
Tota Mhiutu	(27)	
In L. B. Simi	seven (37) and Thirty-eight (38) in Block Three (3) as Subdivision of the South half of the East half of	
the West half	of the North East Quarter in Section nine (9), ety-nine (39) North, Range Thirteen (12), East of	
the Third Pri	incipal Meridian (except Railroad)	
	THIS JUST SALVE WAS PREPARED BY	
	O O MERRICK, Kom all, Letter & perchanne	
THIS IS A PART PU	RCHASE MONEY TRUST DEED 115 WADISON CHICAGO, LL NOIS 60602	
	- SIMONAG, ESTAGO	
which, with the property bereinafter descr	ibed, is referred to berein as the "premises."	
during all such times as Mortgagors may equipment of articles now of hereafter th	ties premiers for meetings the premises. One premises the premiers belonging, and all rents, cours and profits thereon a log and recomments the meaning of the premiers of the profits of the mortagon or their vacces whether physically attached thereto or mit, and it is agreed that all smiles afficients of the profits of the mortagon or their vacces who has pages whill be considered as constituting and of the real example.	
controlled), and ventilation, including (wi and water heaters. All of the foregoing a equipment or atticles hereafter placed in t	hour restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, itoy are declared to be a part of said real estate whether physically attached thereto or nor, and it is agreed that all similar apparates, he remains by the major part of the properties of the pro	
TO HAVE AND TO HOLD the premis- free from all rights and benefits under at	res unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set for n, id-by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mirigagors do herei.	
	its of two pages. The covenants, conditions and provisions appearing on page 2 (the	
reverse side of this trust d	ced) are incorporated herein by reference and are a part hereof and shall be bindings by	
on the mortgagors, their heir WITNESS the hand s _	s, successors and assigns. and seal S of Mortgagors the day and year first above written.	
+ Cha Lice	$B_{ij} = B_{ij} + B$	
Jøe Lee	Reatrice Lee	
STATE OF ILLINOIS	(SEAL) (SEAL) (SEAL) (SEAL) (SEAL)	
88	a Notary Public in and for and residing in said County, in the State aforesaid. DO HERIBY CERTIFY THAT	
County of Cook	JOE LEE and BEATRICE LEE, His Wife	
	whatre, personally known to me to be the same person. S. whose name are subscribed to the foregoing	. >
	Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the	-
	said Instrument as their tree and soluntary act, for the uses and purposes therein set forth, including the release. ANUARI C.	્
	GIVEN under my hand and Notatrol Seal this December	ノっ
		Ž
	Nibrey, Public.	•

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Open C FORMING A PART OF PARAGRAPH 2

and insurance premiums

For the purpose of paying general axass/against said premises, Mortgagors shall deposit with Marian Wald (Son, Inc., 4225 W. Diveging afrideRagairsty (or with such other depositary at the holder of said note may from time to time designate in writing), on the (St) day of February, 1978 and the 15th day of each month thereafter until said note is fully paid, a sum equal to one-twolfth of the annual receral taxes* (as estimated by the holder of said note), such sums to be hed in trust to pay said taxes* Any deficiency in the amount of any such month y deposit shall, unless made good by the Mortgagors prior to the due date of the next such deposit, constitute an event of default under this trust deed. If the total of said deposits shall exceed the amount of payments made by the deposits for taxes shall be credited by the depositary on subsequent deposits to be made by the Mortgagors. If, however, the monthly deposits made by the Mortgagors shall not be sufficient to pay taxes when the same shall become due and payable, then the Mortgagors shall deposit with the depositary any amount necessary to make up the deficiency on or before '1'2 date when payment of such taxes shall be due. If at any time the Mortgagors shall make full payment of said note, any amount so on deposit shall be paid to Mortgagors. If there shall be a default under any of the provisions of this trust deed resulting in a public sale of the promises covered vereby, or if the holder of said note acquires the property otherwise after defort, the holder of said note shall apply, at the time of the commencement of such principal then remaining unpaid under said note. It is expressly provided, however, (all other provisions of this trust deed to the contrary notein standing), that the depositary shall not be required nor shall it have tie right to pay, discharge or remove any tax or tax lien upon or against the same or the validity thereof by appropriate legal proceedings browth the same or the validity thereof by appropriate l

*and insurance premiums

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	*
A Margagory shall (D promptly repair restore or rebuild any building or importance support or production and repair, suchous waste, and free from a "O pay when her air, malebrathers which how, he see unce by a her or sharp on the discharge of such great here to Trustee or to helders of the more. (W couple receiving upon said premasses, OS) oughts with all regularizations.)	ILD TO ON PAGE 13 THE REVENUE SIDE OF THE CRESS PAGE OF DELTO two enemys now or here spire on the premises which may be core damaged or be destinated, now have a softer large or Laines for from net expressly coloridated or the first berod, a promises superior to the fore hereof, and upon request exhibit sortestance evidence of ere within a ressonable time on building or buildings now or at anytome in process of colorimances and respect to the premises and the use thereof, or make in material silters
the holders of the nore, such rights to be evidence f by the standard morrgage clausteness? A licres, to holders of the nore, and in case of insurance about to exp	all prespected extra special assessments, white sharpes, exert service charges, and much in Transier or no holds so of the more adjustant in representations. It is present petaltic model to the present petaltic presents of the present petaltic presents and result to control. See Fig. 19. In the present petaltic presents which therefore to constitution of the present of the present to the present to the present of the prese
torm and manner deemed expedient, and may, but need not, make tall or partial proposations or extreme task tien or other from ten or title or claim thereof, or red ment. All immers ead for any of the purposes herein authorized and all expenses possible action, here a substitute of the purpose herein authorized and all expenses possible action, here a substitute and the proposation of the pr	red not, make any payment or perform any act hereinbefore required of Mortgagors in any asyments of principal or interest on prior encumbrances, if any, and purchase, discharge, cent from any tax safe or furthering effecting and premises or context any tax or assessi- and the lend hereof, plus reasonable compensation to Trustee for each matter concerning diseases secured hereby and shall become immediately due and pay able without notice and tree, or priders of the note shall never be considered as a waiver of any right occurring to OF 19% DET AIRLING.
5. The Tro is ear he holders of the note hereby secured making any paymer statement or estimate for a deform the appropriate public office without inquirassessment, sale, forter in 7, 1x hen or title or claim thereof.	nt hereby authorized relating to taxes or assessments, may do so according to any bill, y into the accuracy of such bill, statement or estimate or into the validity of any tax,
6. Mortgagers shall pay on a tirem of indebredness herein mentioned, both prior of the note, and without navier on or pagers, all unpaid indebredness secured by contrary, become due and pay ble of immediately in the case of default in making occur and continue for three days, at thereforemen of the continue of the other days at the orderinate of any other accrement of the	neight and interest, when due according to the terms hereof. At the option of the holders this Trust Hered shall, nonwinthatanding anything in the ante on this Trust Deed to the payment of any instalment of principal or interest on the note, or (b) when default shall hottingapes herein contained.
Then the indebtedness have seeing shall become that whether by acceled then hereof. In any sourt to interclose it into hereof, there shall be allowed and in which may be paid or incurred on behalf of Trustee or holders of the note for graphers' charges, publication costs and cost. which may be estimated as to item seems the sand examinations, guarantee polic is. There settificates, and smillar date examilates in excessary either in providing schools of evidence to indices at an	eration or otherwise, holders of the near or Trustee shall have the right to foreclose the cluded as additional undebtedness in the decree for sale of expenditures and expenses to the decree for sale of expenditures and expenses to the expenditure of the decree of the forecast of the expense of the expens
8. The proceeds of any foreclassic view of the previous and the first market and address of the proceeds of the proceedings	nd applied in the following order of priority. First, on account of all coasts and expenses in the preceding paragraph hereof. second, all other terms which under the terms hereo test thereon as herein provided, third, all principal and interest remaining unpud on the scars their rights once appear. In the court in which wish tall its filed may appoint a receiver of Sataprenises. Such applied to the second of the seco
note, fourth, and overplack is Morgagors, their heave, legal try good for good as significant of Epon, or a navy time after the filting of a half to have lot if their feed poliminent now the scade rather before of after safe, without notice, with our freed to the free value of the poliminent code of the feed of the f	is, as their rights may depend. The court months has both the strict may appoint a receiver of studgermass. Such op- to the solvents or insolvents of Metragoris at the time of application for such reference in occupied that a homography of Metragoris at the time of application for such reference in occupied that a homography of months of such further become suit and, in case of a sulf- and a sold fundace obtained the products of such fure leaving suit and, in case of a sulf- and a point or metragoristic solvent in a fundamental removable in the capture, except for the inter- action of all other powers which may be necessorist or are mount in the boxess for the pro- solvent such product. The court from none to mee may include the except receiver to apply how a few are flowers, or it, any herical force to such this relation such contribution safe. Of the data
10. No action to the entorcement of the frem or of any power on hereof shall be	estraction and telephonisches which would not be a not and available to the party interposing
The transit for the site of the common the sets, the transit state of a set of the common term of the common terms of the comm	estimated by dissocial cours and no essential to be all to primited by that pulpose, at the promoter with Progree the obligated to record this time deed or to exercise the burst of sections show his to deed to each proson including or exercise statistics of the telepose record may present a continuous sources statistics of the telepose record unique power becomes as a final and the special of the analysis of the progression of the analysis of
11. Provide may resign by instrument in surroughled in the office of the Recordance of the resignation, institute or refusal or act of Triosee, the three Recorder Any Successor in Trast International State that after the attention relate, powers and authors similar environments of all acts performed beginning.	on on Recognized of Lajon, on which this constituence shall have been recorded or field. In on these post the county, in which, the pre-case is stated shall be successor in Tractice, and as are herein given. Tractice, and a lajon recognized shall be entitled to the proposed space of the lajon which appears and all persons of only under or this substructure, and the world for the first promoted of the interception of a first received, whether or not such persons of
In. Without the prior written concent of the holder or holders of the not	te secured hereby, the Modgagor of Mortge costs shall not convey of encumber cured hereby may elect to accelerate the critic impaid principal balance as strongafter actual or constructive notice of such breach shall be construed as
1800 Sept.	
JAN 13 9 00 AH 78	*24283975
IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER. THE SOLE SECRED BY THIS INCST DELD SHOULD BE RESTRICTED BY THE TRESLEE NAMED HEREIN BEFORE THE DREST DELD IS FILED FOR RECORD.	The Instalment Note mentioned in the wilding Trust Deed has been identified herewith under Identification No. AVENUE Hank and Trust Company of Oak Park, as Trustice. By Med Med Trust Company of Oak Park, as Trustice. The President Fire President Free President
D NAME	FOR RECORDERS INDEX PURPOSES
E STREET L T	INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
I O V :	
E R 1304 279	
is a litery	

END OF RECORDED DOCUMENT