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TRUST DEED

24 300 109



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THIS			

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NDENTURE, mad. January 19 19 78 between

IHT LIP J. MC GOVERN AND MARY L. MC GOVERN, his wife

herein referred to as "Mortgagors." and

and delivered, in and by which said Note the $w_{m{r}', a}$ agors promise to pay the said principal sum and interest from

Dollars on the 1st day of April (\$370.40) 9 78 and Three Hundred Seventh and 40/100ths

Dollars on the 1st day of each month her so fee until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be so on the 1st day of March 38 2003. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the cincipal of each instalment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago Illinois, who holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the note may in the terms, proving the first payment to the said City.

NOW THEREFORE the Mortgagers to secure the payment of the said principal sum of more and said interest in accordance with the terms, proving

in Said City.

Now, THEMEFORE, the Mortgagors to secure the paysons and limitations of this trust deed, and the performantion in consideration of the sum of One Dollar instand paint the Trustee, its successors and assigns, the following

being in the

Village of Tinley Park

COUNTY OF

Lot 98 in Cherry Hill Farms Unit 2, being a subdivision of part of the Northwest 1/4 and part of the Southwest 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Marcia E. Kavanaugh, Union National Lark of Chicag 11108 S. Michigan Avenue, Chicago, IL 60028 This instrument was prepared by:

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

Wirness the hand Sand scal. S. of Mortgagors the day and year first above written.

[Skal] M. J. McGovern [Skal] Mary L. McGovern Mary L. McGovern Marcia E. Kavanaugh STATE OF ILLINOIS.

SS, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Cook Phillip J. McGovern and Mary L. McGovern, his wife who. ATBersonally known to me to be the same personS. whose name strument, appeared before me this day in person and acknowledged that. 19th

S are are a seribed to the foregoing In-

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

3 Mortgagors shall keep at or windstorm under policies pro same or to pay in full the indeb of loss or damage, to Trustee for policy, and shall deliver all poli	ore any penalty attaches all general taxs at the premises when the, and shall, upo- cunder Mortgagors shall pay in full under I buildings and improvements now or he eviding for payment by the insurance cou- teriness secured hereby, all in companies the breefin of the fundiers of the note, sai	reafter situated on said quantez of moneys suff satisfactory to the hol ch rights to be evidenc divices to hadders of the	premises insured against li- cient either to pay the cos- lers of the note, under insi- ed by the standard mortgag	oss or damage by fire, lightni t of replacing or repairing t grance policies payable, in ca ge clause to be attached to ea
liver renewal policies not less t 4. In case of default theren Mortgagors in any form and man brances, if any, and purchase, d forfeiture affecting said premise	buildings and improvements now or he widing for payment by the insurance control of the payment	y, but need not, make d not, make full or p en or other prior her noneys paid for any of	any payment or perform a artial payments of princip, or title or claim thereof, o the purposes herein autho	ance about to expire, shall d by act hereinbefore required al or interest on prior encur r redeem from any tax sale wrized and all expenses paid
gaged premises and the lien he shall be so much additional in- the rate of seven per cent per on account of any default hereu 5. The Trustee or the holds	 including attorneys' fees, and any other reof, plus reasonable compensation to Tr debtedness secured hereby and shall be annum. Inaction of Trustee or hulders of inder on the part of Mortgagors. its of the note hereby secured making or the part of the part	r moneys advanced by ustee for each matter come immediately due f the note shall never	Trustee or the holders of concerning which action he and payable without notic be considered as a waiver	the note to protect the more crein authorized may be take the and with interest thereon of any right accruing to the
ing to any bill. 'atenient or esti into the validity (any tax, asso 6. Mort gors shall pay eac option of the tolders of the not thing in the note or in this True tallown	ers of the note hereby secured making armate procured from the appropriate publissment, sale, forfeiture, tax lien or title the item of indebtedness herein mentioned, and without notice to Mortgagers, all to Deed to the contrary, became due and	ic office without inqui or claim thereof. , both principal and l mpaid indebtedness se payable (a) immediate	y into the accuracy of such alterest, when due according tured by this Trust Deed a dy in the case of default is	g to the terms hereof. At that, notwithstanding anythin making payment of any in
the Mortgagors by e.g. contained 7. When the independent of the striplet to foreclose the first here for sale aff expendent ares and expappinaiser's fees, out by to doe	thereby secured shall become due wheth of In any suit to foreclose the lien here benses which may be paid or incurred by unsentary and expert evidence, stenogra	er by acceleration or of there shall be allow or on behalf of Truste phers' charges, publica	three days in the performs otherwise, holders of the red and included as addition for holders of the note for hon costs and costs (which	nce of any other agreement note or Trustee shall have t mai indebtedness in the decr attorneys' fees, Trustee's fee, may be estimated as to ite
to be expended after in first indicates, and similar data indicates suit or to evident to bild All expenditures and expenditures and expenditures and expenditures and expenditures and expenditures and expenditures are suits (a) any proceeding, in the	ne decree) of procuring all such abstract trainers with respect to title as Trustee in ers at any sale which may be had pursua, the nature in this paragraph mentione the from at the rate of seven per cent per o'r g wrobate and bankruptcy proceedings	is of title, title search in to such decree the distribution of the moter dishall become so muc dishall become so muc distribution of t	es and examinations, gua nay deep to be reasonably true condition of the title t i additional indebtedness so incurred by Trustee or ho nem shall be a party, eith	rantee policies. Torrens certi- r necessary either to prosecti- r necessary either to prosecti- con the value of the premis- cured hereby and immediate iders of the note in connecti- er as plaintiff, claimant or d
rendant, by reason of this trest, hereof after accrual of such ris ceeding which might affect the p 8. The proceeds of any force costs and expenses incident to fittems, which under the terms he	mate preserved from the appropriate publishment, stage for title, and reflect a symmetry and the control of the	d; or (b) preparations commenced; or (c) pr or not actually commen ributed and applied in such items as are men trional to that evidence	for the commencement of eparations for the defense cred. the following order of proposed in the preceding para-	f any suit for the foreclosu of any threatened suit or pr lority: First, on account of a agraph hereof; second, all oth
third, all principal and interest rights may appear. 9. Upon, or at any time aft ises. Such appointment may be to of application for such receiver	remain a mpaid on the note; fourth, as er the filing of this to foreclose this tru nade either b fore or after sale, without and without regard. The then value o	iy overplus to Mortgar ist deed, the court in notice, without regard of the premises or when	hich such bill is filed may a to the solvency or insolve her the same shall be then	est therm as herent provide esemblities or assigns, as the oppoint a receiver of said pre- ncy of Mortgagors at the th occupied as a homestead or a
during the pendency of such to redemption or not, as well as di rents, issues and profits, and all operation of the premises durin in payment in whole or in part	er the filing of will to foreclose this trubade either by or a fire sales without the best of the sales without one after sales without the appointer of the sales of the sale	civer shall have powe a deficiency, during to a except for the interv or are usual in such case on these to time may a or by any decree fore	r to collect the rents, issue he full statutory period of ention of such receiver, we es for the protection, posse athorize the receiver to app closing this trust deed, or	es and profits of said premis redemption, whether there ould be entitled to collect su ssion, control, management an oly the net income in his han any tax, special assessment
the party interposing same in ar 11. Trustee or the holders that increase	of the note shall have the right inspect of the note shall have the right inspec	red. It the premises at all 1	easonable times and access	thereto shall be permitted f
12. Trustee has no duty to deed in to exercise any power lease of its own gross negligener	examine the title, location, exist nee, or herein given unless expressly obligate in or misconduct or that of the a, ec., e	condition of the preu the terms hereof, no employees of Trustee	dses, nor shall Trustee be to be hable for any acts or and it may require indee	obligated to record this tri
setured by this trust deed has leither before or after maturity of representation Trustee may according to the genuine with the senting trustees.	neen fully paid; and Trustee may execute thereof, produce and exhibit to Trustee I the a true without inquiry. Where a reled any note which bears a certificate of	e and deliver a release be not be oresenting t ease is recuested of a	hereof to and at the requal all indebtedness hereby successor trustee, such so	uest of any person who sha secured has been paid, whi iccessor trustee may accept
conforms in substance with the makers thereof; and where the	release is requested of the original trust	e as d which purports	to be executed by the pr	rsons herein designated as t
situated shall be Successor in T	strict deed and the lien thereof by the strict deed and the lien thereof by the better of produce and exhibit to Trainer. In the strict produce and exhibit to Trainer end any mote which bears a certificate of each strict without inquiry. Where a release is requested of the original trust may accept as the genuine note herein the strict may accept as the genuine note herein the relation of the strict and the strict	of Trust. " he shen I shall have the dentice	lecorder of Deeds of the co il title, powers and authori	unty in which the premises a ty as are herein given Truste
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situated shall be Successor in a and any Truster or successor si 15. This Trust Deed and a gagors, and the word "Mortgag part thereof, whether or not suc 16. Further, no of the annual re	e residuation, mainting or returns to act and the entitled to reasonable compensation of provisions hereof, shall extend to and ones, when used herein shall include all on the persons shall have executed the note of pregagors herewith agree all estate taxes and instrument of the provisions and the provisions and the provisions are provided the note of the provisions and the provisions are provided to	of Trust. " in then I shall have the denticin for all acts performed be binding up. " Mo sale persons and by per this Trust Deed	teorider of Deeds of the co of hereinders and sulfori of hereinders and sulfori ragues and all persons clar rooms liable for the payment to vay, in addi.	unty in which the premises a way as are herein given Trasti ming under or through Mount of the indebtedness or at tion, 1/12th be applied
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astated shall be Successor in and any Trustee or successor is 15. This Trust Deed and a particular of the successor is 16. This Trust Deed and a particular of the surface	JAN 25 2 03 PH '78 BY TA A N T OTH THE HORROWER AND LENDER. TRUST DEED SHOULD BE EIGHTH.	and Truster as sheet in the first and state with me be binding up and a such persons and a print and covernment and covernment irance premium. The instalment No herewith under to UNION NATI	te mentioned in the within entification No. FOR RECORDERS INSERT STREET, DESCRIBED PRO	tion, 1/12th be applied tion, 1/12th be applied separate of the indebtedness of an applied tion applied tion be applied tion of the indebtedness of an applied tion
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